

- Industrial
- Commercial
- Office
- Land
- Business

## FOR SALE or LEASE

### Mixed Use Investment Bldg. 4,932 SF (sale) 2,520 SF (available retail lease)

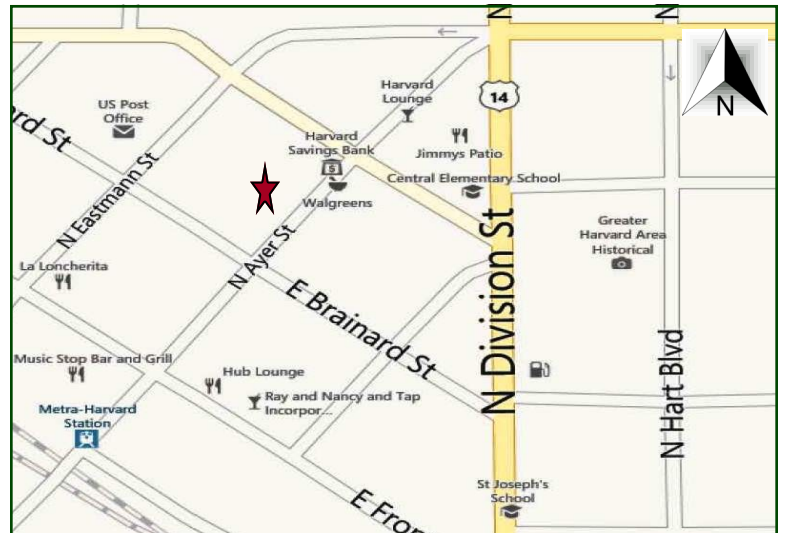
Great opportunity for investor or user/investor. All brick 2-story building with open glass storefront located in the heart of downtown Harvard only two blocks from the train station.

2,520 SF of available retail space on first floor with full basement for storage (not included in rent SF). Tenant responsible for electric and garbage. (water, sewer and gas included in rent)

2,412 SF on 2nd floor (leased) 2 large apartments (1 and 2 bdrm). See attached layout and photos. Contact broker for rent roll and APOD. Owner is a licensed broker. Visit Premier Commercial Realty website to see more listings.



MLS: 10027549



**Directions:** Route 14 North to Harvard. Left on E. Brainard, right on N. Ayer.

**PIN:** 01-35-407-007

July 18, 2018

No warranty or representation is made as to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice. This document is for information purposes only. No offer of sub-agency is being made.

#### PROPERTY SPECIFICATIONS

Description 2 Story Retail / Apartments

Building Size: 4,932 SF

Land Size: 2,370 SF

Year Built: Older

HVAC System: Gas / Central Air

Electric: 200 amps

Sprinklered: No

Washrooms: 3 (2 up, 1 down)

Floors: Carpet / Tile / Hardwood

Ceiling Height: 13'

Possession: At Closing

Parking: Street only

Sewer: City Water: City

Zoning: B-2

Real Estate Taxes: \$4,197.86 (2017)

**Lease (Retail 1st Fl.)** \$1,000/Mo. Mod. Gross

**Sale Price:** \$185,000

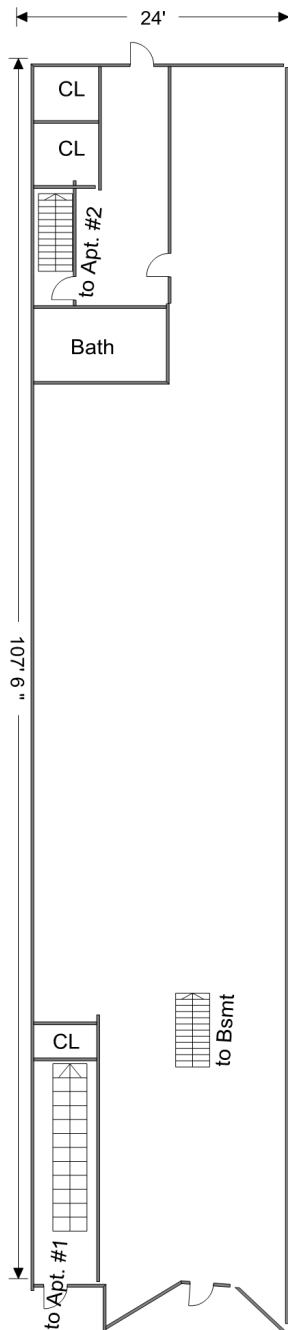
Contact Broker For Financials

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TO VISIT OUR WEBSITE

[www.PremierCommercialRealty.com](http://www.PremierCommercialRealty.com)

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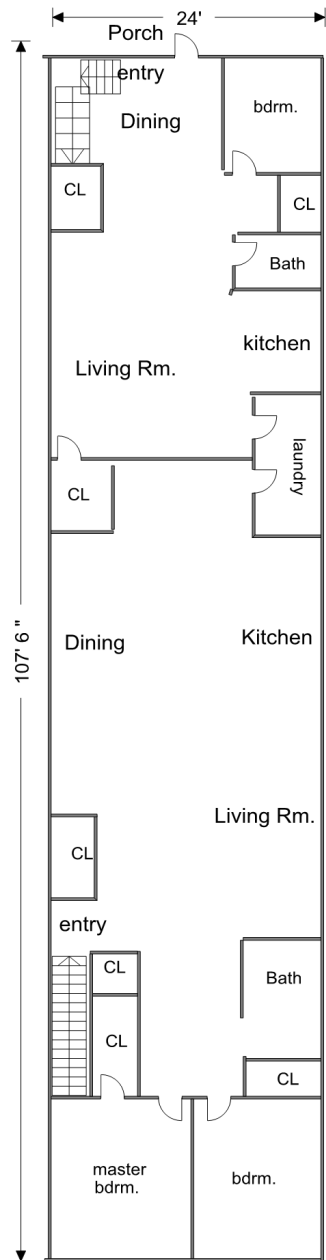
MAIN LEVEL  
RETAIL



APT. #2  
Back

SECOND FLOOR  
APARTMENTS

APT. #1  
Front



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50 N. Ayer Street  
Harvard, IL 60033



Retail



Apartment #1



Apartment #2

