

- Industrial
- Commercial
- Office
- Land
- Business

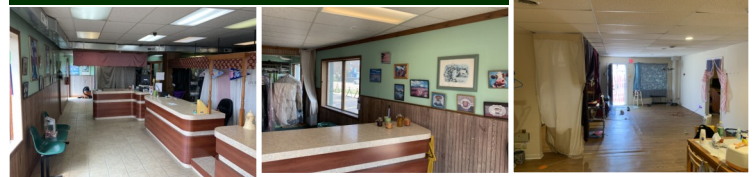
## FOR SALE

### Retail Building 3,409 SF

Price Reduced. 3409 SF free standing retail building with monument signage at signalized intersection of Route 120 (W. Elm St.) and Meadow Ln. Space is currently broken up into 2 spaces. The frontage space (4720 address) is a 2,012 SF former dry cleaner space that includes an open store/showroom area, breakroom, bathroom, and a separate store area of about 528 SF with its own entrance. The second space(4718 address) facing Meadow Ln is approx. 1,397 SF office space with large open area, private office, breakroom, bathroom, and storage room. Building has newer (5 year old) rolling rubber membrane roof, 14 parking spaces and monument signage. Located next to Rosati's Pizza on busy Route 120 with 18,900 cars per day. See layout and photos.



PRICE REDUCED



MLS: 10694828

#### PROPERTY SPECIFICATIONS

Description: Free Standing Retail Bldg.

Building Size: 3,409 SF

Land Size: 8,395 SF

Year Built: 1961

HVAC System: GFA / Central Air

Electric: 200 amp

Sprinklered: No

Washrooms: 2

Flooring: Varies

Ceiling Height: 9'-11'

Possession: Closing

Parking: 14

Sewer: City Water: City

Zoning: C5

Real Estate Taxes: \$8,387.30 (2019)

Sale Price: ~~\$175,000~~

**REDUCED \$149,900 (\$43.97 PSF)**

Demographics	1 mile	3 miles	5 miles
Avg. HH Income	\$65,861	\$73,585	\$76,215
Population	7,518	33,691	62,078

TRAFFIC COUNTS: 19,600 VPD



Directions: NWC of Route 120 (W. Elm) and Meadow Ln.

PIN: 09-27-302-025,020

July 1, 2020

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4720 W Elm St. (Route 120)  
McHenry, IL 60050

