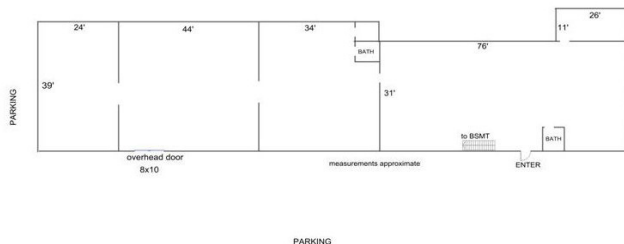


666 E. CALHOUN STREET WOODSTOCK, IL 60098

FOR SALE OR LEASE

MLS # 10689030

October 6, 2020



RETAIL - 7,045 SF

SALE: \$400,000 (\$56.78 psf)
LEASE: \$8.00 psf NNN

DESCRIPTION

**Retail Building
7,045 SF**

Huge price reduction! Free standing 7,045 SF building plus partial basement for sale or lease. Property located within the new city of Woodstock TIF district. Less than a block from busy Route 47. More than ample parking (45 spaces) and a partial basement for extra storage. Large monument sign located at front entrance.

SPECIFICATIONS

Description	Freestanding
Building Size	7,045 SF
Land Size	33,000 SF (100' x 330')
Year Built	1957
HVAC System	GFA / Central Air (office)
Electrical	400 AMP - 3 Phase
Sprinkler	No
Washrooms	2
Flooring	Epoxy / Concrete
Ceiling Height	12 FT
Parking	45
Sewer/Water	City
Zoning	B3
RE Taxes	\$19,242.76 (2019) (\$2.73 psf)
CAM	\$1.90 psf
PIN	13-05-456-033
Possession Date	Immediate

DEMOGRAPHICS

1 Mile 3 Miles 5 Miles

	1 Mile	3 Miles	5 Miles
Population	9,797	28,372	34,915
Avg Household Income	\$48,791	\$59,844	\$65,634
Daily Traffic Counts: 5,900 vpd (E. Calhoun)	13,600 vpd (Route 47)		

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.



- Industrial
- Commercial
- Office
- Land
- Business

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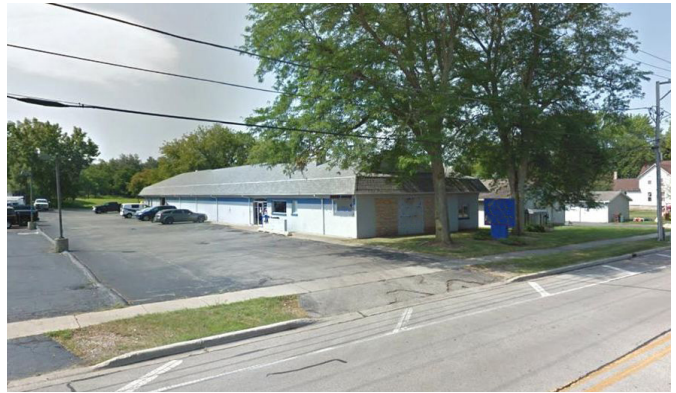
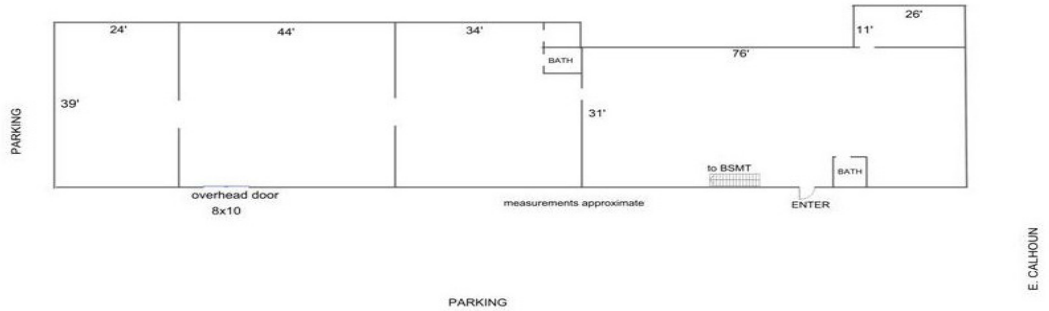
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LAYOUT



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