

# 5100 McCULLOM LAKE ROAD McHENRY, IL 60050

FOR SALE OR LEASE

**PRICE REDUCED**

MLS: #10548656

October 23, 2020



**CONTRACTOR YARD — 4444 SF  
(2 Levels)**

Sale: ~~\$499,000~~ **\$474,000**  
Lease: ~~\$4,500/mo~~ **\$4,200/mo Gross (\$11.34 psf)**

## DESCRIPTION

Industrial-zoned contractor or landscaper's yard with a 4,444 SF pole building plus a 2,850 SF Quonset-style greenhouse and 26x19' open material storage building on 2.8 acres.

Additional 1.38 acre adjacent surplus land also available (\$120,000 additional). Tax bill for 1.38 acre parcel is \$4,541.32 (2019).

Main building has 1,770 office on 2 levels, (2) 12x14' DID's, tenant to do landscaping and snowplowing.

Owner may consider contract sale.

See layout and photos.

## SPECIFICATIONS

Description	Contractor/Landscaper Yard
Building Size	4,444 SF
Land Size	2.8 Acres ( 121,968 SF)
Year Built	1996
Office/Showroom	1,170 SF Down / 600± SF Up
HVAC System	Infrared Gas Heat
Electrical	200 amp, Single Phase
Sprinkled	No
Washrooms	2
Ceiling Height	16'
Parking	Ample
DID's	(2) 12x14 w/one opener
Sewer/Water	City Sewer/Private Well
Zoning	M2 (McCullom Lake)
RE Taxes	\$10,257.34 (2019)
PIN Number	09-16-476-019, 09-21-226-001
CAM	Included in Rent
Lease Term	2-5 Years

*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.*

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## FLOOR PLAN



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