

11006 ROUTE 47 HUNTLEY, IL 60142

FOR SALE OR LEASE

MLS # 10937189

November 18, 2020



OFFICE / RETAIL - ±1,400 SF

Sale: \$175,000
Lease: \$1,750/mo (\$15. psf) Modified Gross

DESCRIPTION

Office / Retail Building

2-story office building with (1) private office / conference room and open clerical spaces and bathrooms on both floors. Interior totally remodeled in 2015 and a new roof in 2017. Handicap access to first floor. Energy efficient. Excellent exposure on Route 47 with traffic counts of 24,900 vehicles per day. Tenant pays utilities, snow and landscaping. Ideal location for attorney, insurance, small retail, mortgage company etc. Easy access to I-90. Parking in rear. See layout and photos.

SPECIFICATIONS

Description	Freestanding Office/Retail
Land Size	8,844 SF
Year Built	1920 - Remodeled 2015
HVAC System	GFA / Central Air
Electrical	200 AMP
Sprinklers	No
Washrooms	2 (1st floor ADA)
Ceiling Height	8 FT
Parking	(6) Rear of Building
Sewer/Water	City
Zoning	B2
RE Taxes	\$2,493 (2019)
Tenant Pays	Snow , Lawn and Utilities
Possession Date	Immediate
Lease Term	3-5 Years
PIN	18-28-376-091

DEMOGRAPHICS

	3 Mile	5 Miles	10 Miles
Population	15,693	77,055	245,057
Avg Household Income	\$104,477	\$117,718	\$110,835
Daily Traffic Counts: 24,900			

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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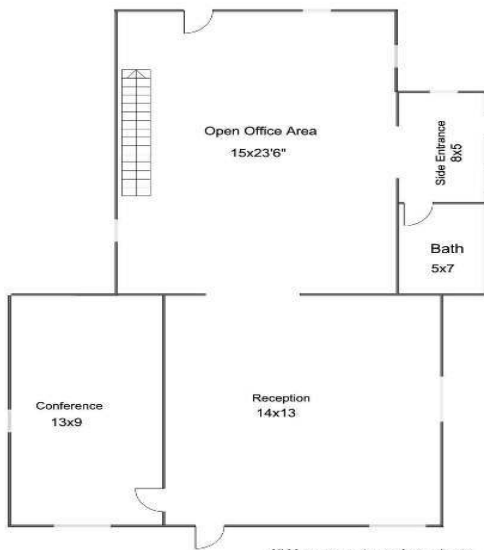
HeatherS@PremierCommercialRealty.com

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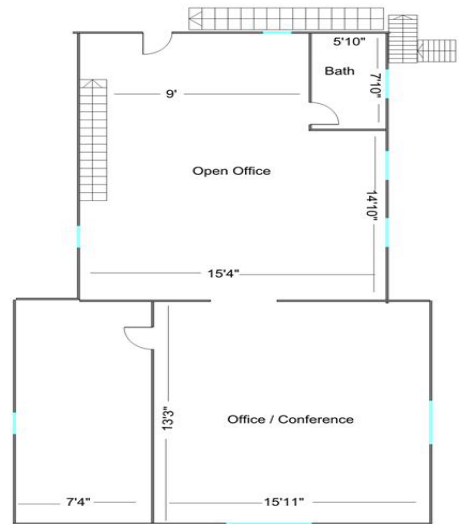


FLOOR PLANS



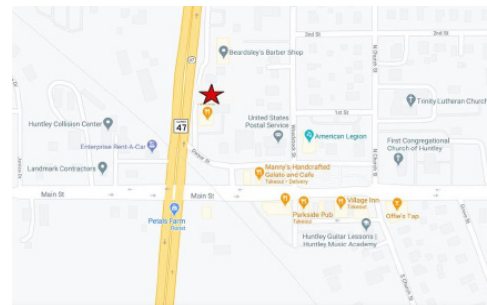
All Measurements are Approximate

FIRST FLOOR



All Measurements are Approximate

SECOND FLOOR



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