

9219-21 S. ROUTE 31 LAKE IN THE HILLS, IL 60156

FOR SALE

MLS # 11059787

June 7, 2021



RETAIL • SHOWROOM • WAREHOUSE
4,000 SF

REDUCED
\$314,025 \$299,000 (\$74.75 psf)

DESCRIPTION

RETAIL • SHOWROOM • WAREHOUSE • MOTIVATED OWNER!

Price Reduced! Retail / warehouse condo in Trinity Commons with 2,000 SF carpeted showroom and 2,000 SF partially air conditioned warehouse with (1) 12'x 14 DID and (2) 12' x 14' DIDs. Fully sprinklered. Great exposure on Route 31 with 18,800 vpd, about a mile south of Super Walmart. Could be divided into two 2,000 SF units (2 PIN's). 18' ceilings in warehouse.

SBA loan available with as little as 10% down. Association dues are \$650.84/mo. Depending on sale date, owner will need some time to liquidate inventory. See layout and photos.

SPECIFICATIONS

Description	Retail / Showroom / Warehouse
Land Size	6.46 AC
Year Built	1996
HVAC System	GFA / Central Air
Electrical	200 AMP
Sprinklers	Yes
Washrooms	2 ADA
Ceiling Height	18 FT
Parking	Common
Sewer/Water	Well / Septic
Zoning	B4
RE Taxes	\$8,420.40 (2020)
Association	\$650.84/Mo.
PIN #	19-22-127-018, 019

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	1,905	54,102	149,428
Avg Household Income	\$108,238	\$85,133	\$115,575
Daily Traffic Counts: 18,800			

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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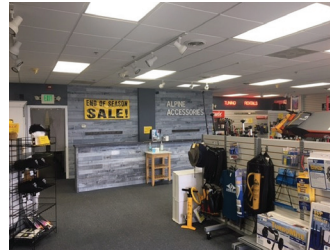
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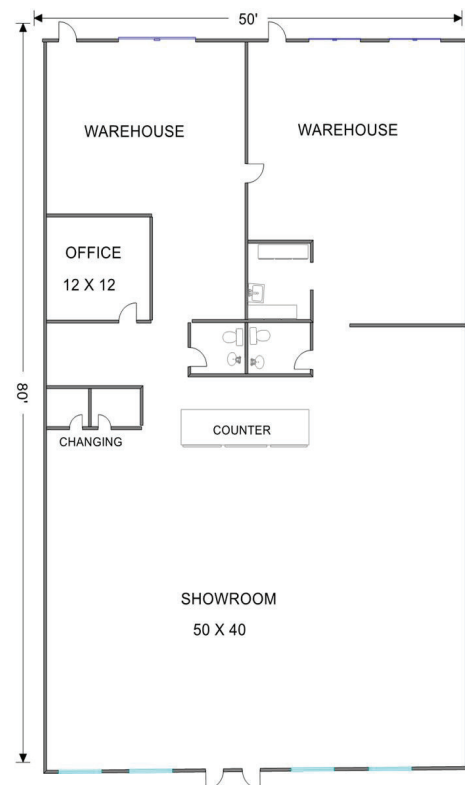
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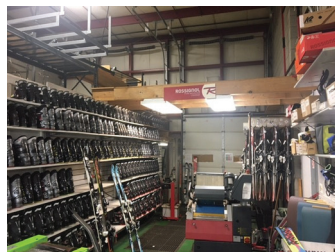


FLOOR PLAN

9219-9221 4,000 SF



MEASUREMENTS APPROXIMATE



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