

907 FRONT STREET McHENRY, IL 60050

FOR SALE

MLS # 10766094

June 7, 2021



COMMERCIAL — 12,120 SF

\$849,900 (\$70.12 psf)

DESCRIPTION

2,100 SF Office/Showroom / 10,020 SF Shop/Warehouse

12,120 SF masonry, freestanding, commercial building with 2,100 SF office/showroom and 10,020 SF shop/warehouse, which is divisible to 3,600 SF. Former auto dealership/contractor facility with new roof (2016), new HVAC (2015), (5) 15'7"x10' DIDs, (1) 12'x10' DID, triple basin drains w/trench drains, skylights, airlines, front lawn sprinkler system and monument signage. Freshly painted throughout. See layout. SBA financing available at low rates with as little as 10% down.

SPECIFICATIONS

Building Size	12,120 SF
Office/Showroom	2,100 SF
Land Size	±1.24 AC
Year Built	1965-Remodeled
HVAC System	GFA / Central Air
Electrical	400 AMP/208V/3-Phase
Sprinklers	No
Washrooms	2 (1 Additional Roughed-In)
Floor Drains	Triple Basin Trench
Ceiling Height	13'
Parking	Ample
Sewer/Water	City
Zoning	C5
RE Taxes	\$28,878.56 (2020)
PIN Number	09-35-102-010, 023

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	8,691	35,243	62,247
Avg Household Income	\$69,120	\$77,702	\$82,008
Daily Traffic Counts: 18,100 (Route 31)			

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.

PREMIER
COMMERCIAL REALTY

- Industrial
- Commercial
- Office
- Land
- Business

[CLICK HERE](#)
to view our website

BRUCE KAPLAN

Senior Broker
Office: 847-854-2300 Ext 20
Cell: 847-507-1759

BruceK@PremierCommercialRealty.com

KEVIN KAPLAN

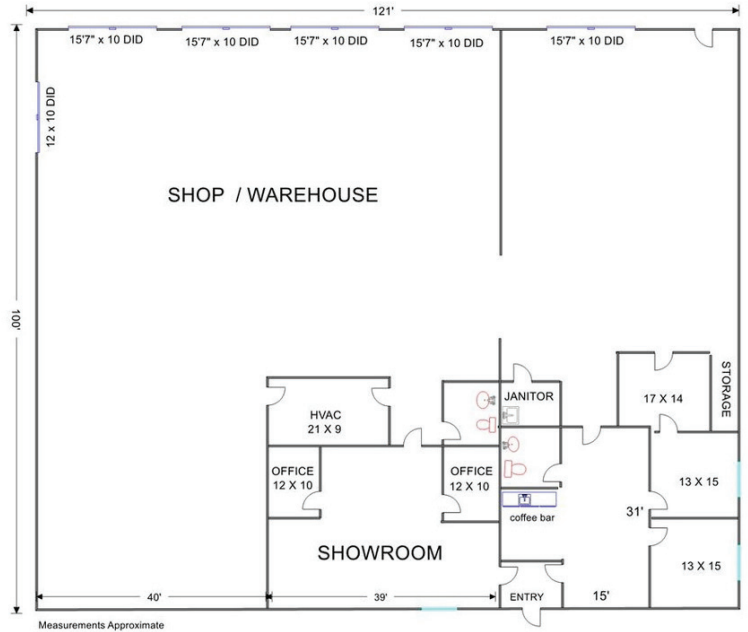
Associate Broker
Office: 847-854-2300 Ext 13
Cell: 309-261-0920

KevinK@PremierCommercialRealty.com

9225 S. IL Route 31
Lake in the Hills, IL 60156
www.PremierCommercialRealty.com
Office: 847-854-2300 | Fax: 847-854-2380

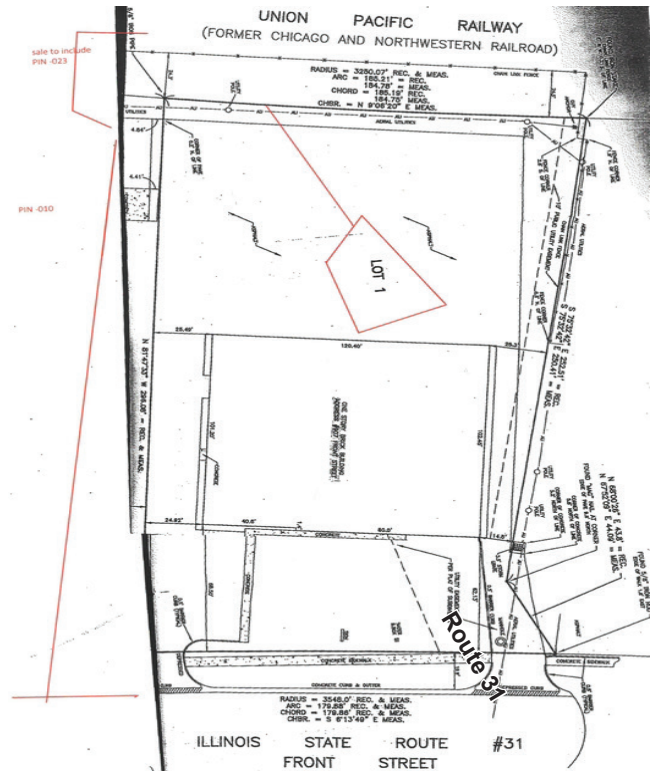
907 FRONT STREET McHENRY, IL 60050

FOR SALE



Measurements Approximate

SURVEY



PREMIER
COMMERCIAL REALTY

- Industrial
- Commercial
- Office
- Land
- Business

[CLICK HERE](#)
to view our website

9225 S. IL Route 31
Lake in the Hills, IL 60156
www.PremierCommercialRealty.com
Office: 847-854-2300 | Fax: 847-854-2380