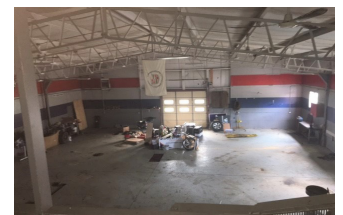


610 S ROUTE 31
McHENRY, IL 60050

FOR SALE

MLS # 11098345

July 21, 2021



AUTO SALES • SERVICE
6,055 SF

\$450,000 (74.31 psf)

DESCRIPTION

Automotive Sales / Service Building

6,055 SF block and steel building on 1.08 AC. Formerly operated as a full service, used auto sales, service, showroom built in 1966 with 1980 addition. (3) 10x10 DID's, triple basin drains, 580 SF mezzanine for storage, epoxy flooring, 8-16' ceilings, newer roof, newer electric and HVAC.

Located on over an acre of land in unincorporated Nunda Township. B1 zoning covers a wide range of options. Outside storage for over 40 vehicles. Great location, high traffic counts with access to Route 31. Excellent signage. Metal shed, lifts have been removed.

SPECIFICATIONS

Building Size	6,055 SF
Land Size	1.08 AC
Year Built	1966 / 1980
HVAC System	GFA / Office A/C
Electrical	400 AMP 3 Phase
Sprinklers	No
Washrooms	3
Ceiling Height	8-16 FT
DID's	(3) 10x10
Floor Drains	Triple Basin
Environmental	To be Assessed
Parking	Up to 100 Cars (per owner)
Sewer/Water	Septic / Well
Zoning	B1 (county)
RE Taxes	\$15,376.86 (2020)
PIN #	14-02-302-015

DEMOGRAPHICS

1 Mile 3 Miles 5 Miles

Population	4,757	31,241	65,080
Avg Household Income	\$78,215	\$77,112	\$65,080

Daily Traffic Counts: 25,100

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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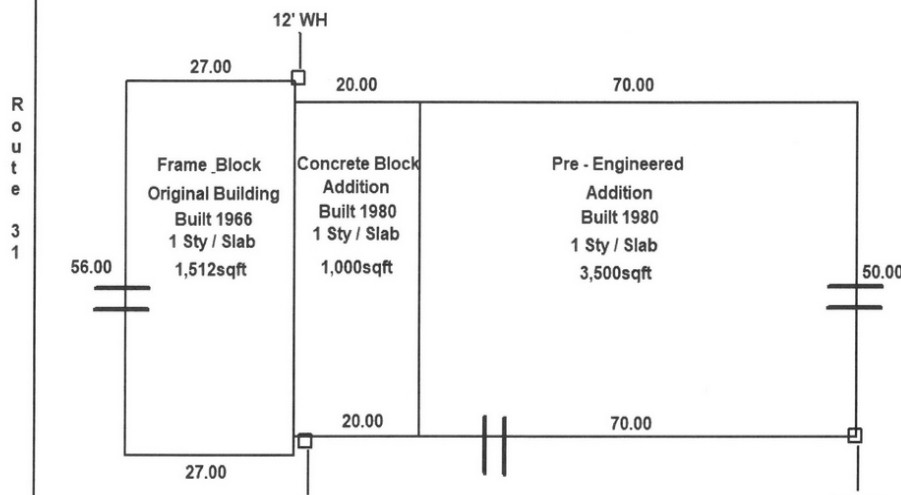
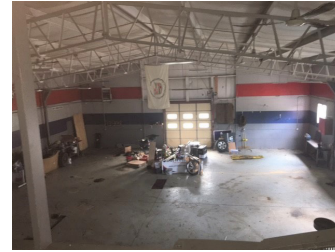
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