

# 9705 PRAIRIE RIDGE ROAD RICHMOND, IL 60071

# FOR SALE

MLS # 11451961

June 29, 2022



OFFICE / RETAIL • 9,985 SF

\$1,200,000

## DESCRIPTION

### 2-Story Brick Free-Standing Building

2-Story brick building with elevator on 1.29 acres with ample parking. Ideal for office or retail use.

**First Floor:** ±5,177 SF currently built out for a bank with 2 private offices, 1 conference room, 2 baths, break area, vault, teller windows and drive thru.

**Second Floor:** ±4,800 SF with 3 professional suites, 2 common restrooms and mechanical room.

Suite A: ±1,735 SF with 3 private offices, large reception/clerical and break room.  
Suite B: ±1,024 SF, currently unfinished space, ready to be customized to your needs.

Suite C: ± 739 SF with 2 private offices and a large reception/clerical area.  
All furniture is negotiable.

## SPECIFICATIONS

Building Size	9,985 SF
Year Built	2004
HVAC System	GFA / Central Air
Electrical	600 AMP, 120/208V (4 meters)
Sprinklers	Yes
Washrooms	4 ADA (2 per floor)
Elevator	Yes
Ceiling Height	9'7" - 11'4"
Parking	±52
Sewer/Water	City
Zoning	GB (General Business)
Taxes	\$43,117.32 (2021)
PIN	04-16-253-001

## DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	1,265	7,601	20,929
Avg Household Income	\$83,007	\$85,060	\$108,607
TRAFFIC COUNTS:	11,700 VPD on Route 12		

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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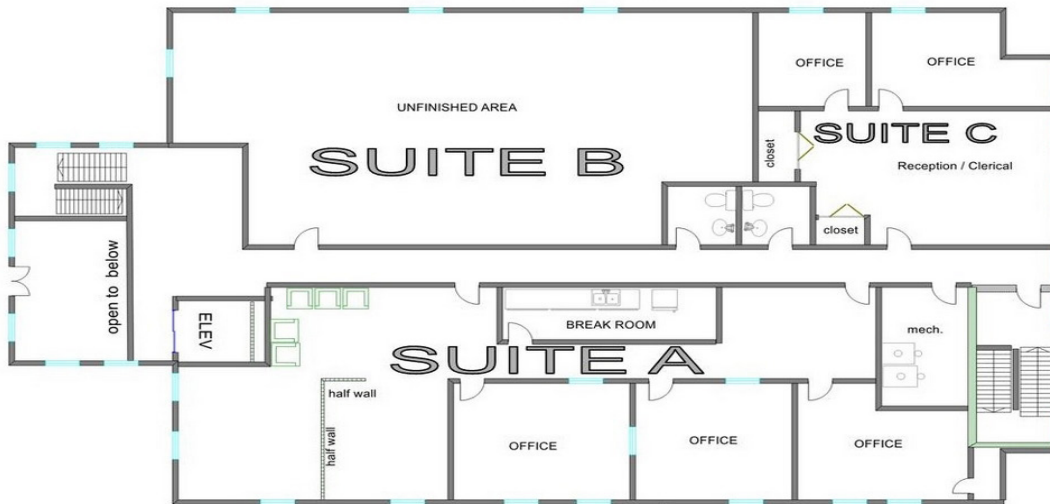
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### SECOND FLOOR



MEASUREMENTS APPROXIMATE

### FIRST FLOOR



MEASUREMENTS APPROXIMATE

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FIRST FLOOR



SECOND FLOOR



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