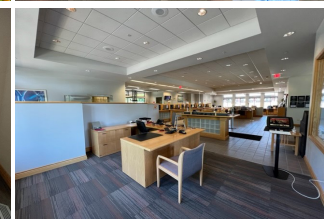
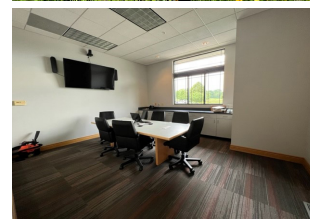


660 E STATE RD. (ROUTE 176) ISLAND LAKE, IL 60042

FOR SALE

MLS # 11452086

June 30, 2022



RETAIL / OFFICE • 5,434 SF

\$750,000

DESCRIPTION

Freestanding Brick Building 5,434 SF

Freestanding brick building with drive-thru and elevator. Currently built out as a bank, but potential for other uses. Located in front of the Westridge Shopping Center on busy Route 176.

Main level has 1 private office, 1 conference room, 2 baths, break-room, 6 teller windows, vault, open clerical and drive up window. Elevator leads to lower level with 2 bathrooms, mechanical rooms and ample storage. Easily converted to finished space.

All furniture is negotiable. Monument signage, ample parking and new roof in 2019.

SPECIFICATIONS

Building Size	5,434 SF
Year Built	1999
HVAC System	GFA / Central Air
Land Size	.74 AC - 32,234 SF
Electrical	800 AMP, 120/208V
Sprinklers	Yes
Washrooms	4 ADA (2 per floor)
Elevator	Yes
Ceiling Height	9' - 11'6"
Parking	±30
Sewer/Water	City
Zoning	GB (General Business)
Taxes	\$29,984.80 (2021)
PIN	09-28-204-012

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	3,539	24,931	72,425
Avg Household Income	\$96,219	\$87,1267	\$96,460
TRAFFIC COUNTS:	17,300 VPD on Route 176		

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

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

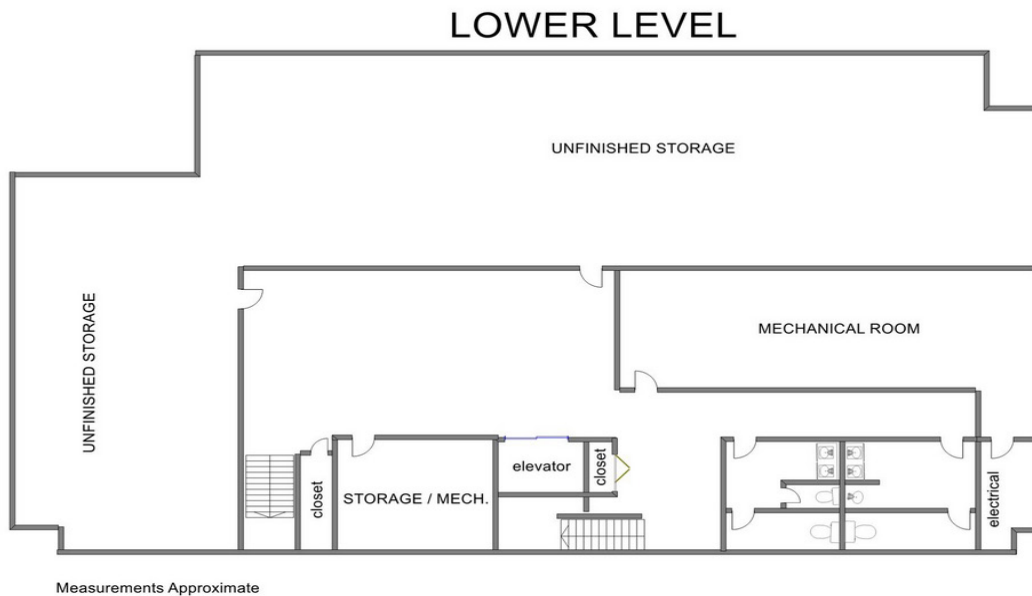
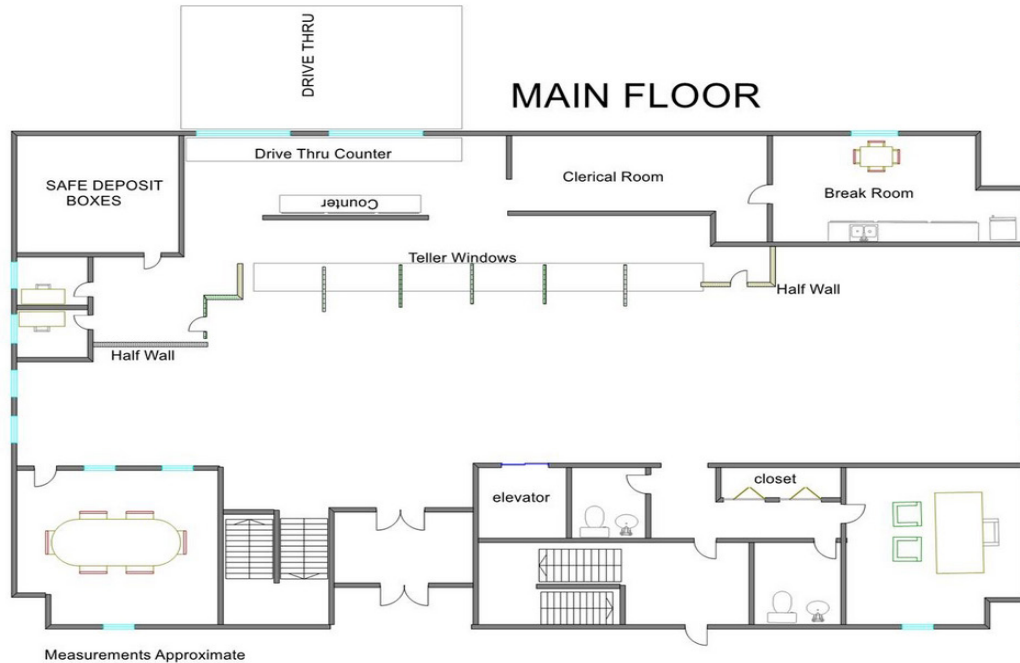
HEATHER SCHWEITZER

Vice President/Managing Broker
Office: 847-854-2300 Ext 15
Cell: 815-236-9816

HeatherS@PremierCommercialRealty.com

660 E STATE RD. (ROUTE 176)
ISLAND LAKE, IL 60042

FOR SALE



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

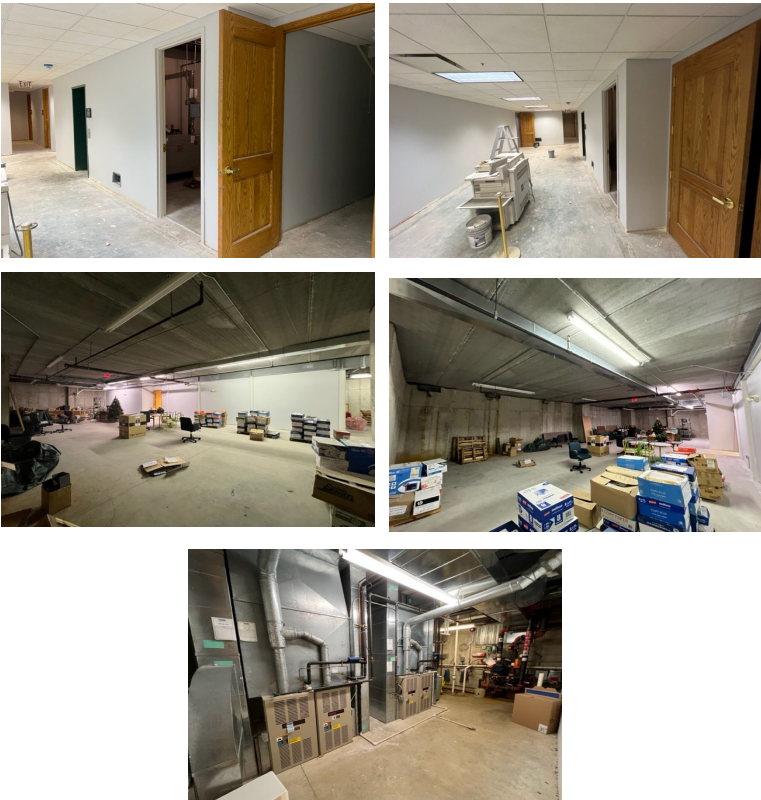
660 E STATE RD. (ROUTE 176)
ISLAND LAKE, IL 60042

FOR SALE

FIRST FLOOR



LOWER LEVEL



AERIAL



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