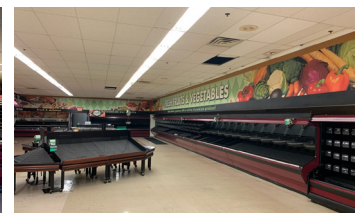


21775 W GRANT HWY. (ROUTE 20)
MARENGO, IL 60152

FOR SALE

MLS #11471892

July 25, 2022



FORMER WISTED'S GROCERY
28,350 SF

\$995,000 (\$35.10 psf)

DESCRIPTION

SPECIFICATIONS

Former Wisted's Grocery

28,350 SF masonry building on Route 20, on the east side of Marengo. Space has in store bakery, refrigerated butcher area, deli, produce prep area, covered entrance and depressed loading dock. Air conditioned, fully air conditioned, fully sprinklered and heavy power. Possible businesses include car sales, grocery, Tractor Supply, flea market, antique mall, sporting goods, storage facility, etc. Deferred maintenance issues with roof and parking lot.

Building Size	28,350 SF
Land Size	2.07 Acres
Year Built	1990 with 1996 Addition
HVAC System	GFA / Central Air
Electrical	1600 amp, 3 phase
Sprinkled	Yes
Washrooms	2 ADA
Ceiling Height	11'-5" - 15'
Parking	150
Sewer/Water	City
Zoning	B-2
RE Taxes	\$21,895.82 (2021)
PIN Number	11-35-100-060

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	3,453	8,606	11,620
Avg Household Income	\$54,864	\$74,865	\$87,300
Daily Traffic Counts: 11,200 vpd			

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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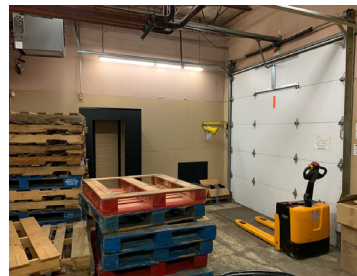
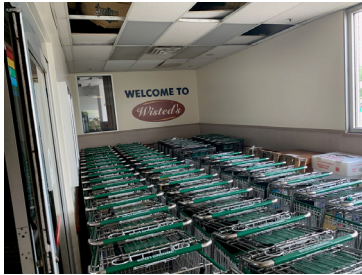
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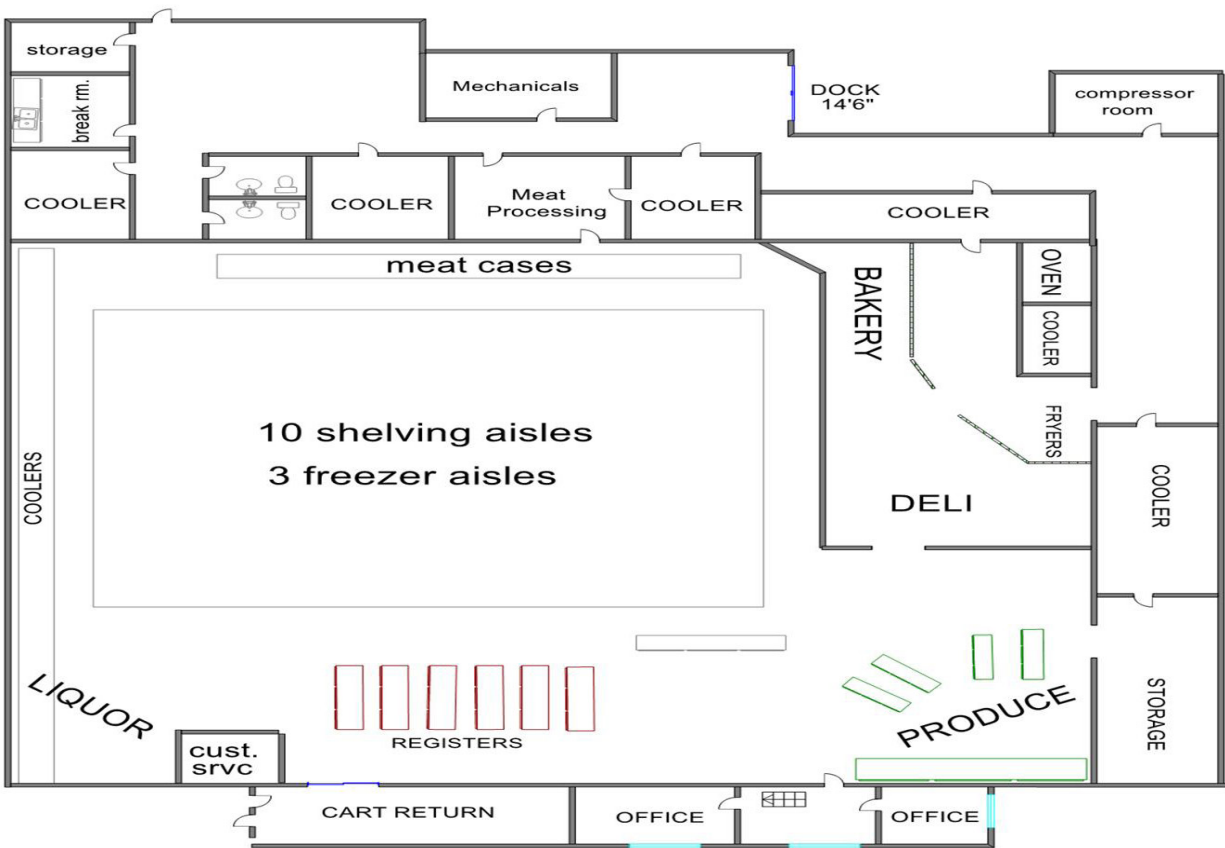
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