102 N STATE STREET (ROUTE 23) MARENGO, IL 60152

FOR SALE

MLS #10759519 September 9, 2022





MIXED USE INVESTMENT 3,000 SF

\$185,000 (\$61.67 psf)

DESCRIPTION

Fully Leased Mixed Use Investment (1) Retail, (1) Apartment Plus Full Basement

This mixed use, fully leased investment building offers an updated 1,500 SF 2-bedroom apartment on the 2nd floor (entrance at rear of building) and a 1,500 SF retail unit on the main floor. Units have separate entrances and street parking. Full basement with (2) baths and a bank vault. New roof in 2019.

Please do not disturb tenants, 24-hour notice for showings. Contact broker for rent roll and financials.

Note: Adjacent 100% leased investment building (100 N. State St.) also for sale at \$225,000.

SPECIFICATIONS

| Building Size | 3,000 SF plus Basement |
|-----------------|--|
| Land Size | 2,178 SF (.05 Acres) |
| Year Built | Unknown |
| Total Units | 2 Total Units (1) Apartment (1) Retail Plus Full Basement |
| HVAC | Radiant Heat / A/C |
| Total Bathrooms | 4 Total: (1) Apartment, (1) Retail Space, (2) Basement |
| Parking | Street |
| Current NOI | \$14,177.16 |
| Percent Leased | 100% |
| RE Taxes | \$3,728.24 (2021) |
| PIN Number | 11-35-277-018 |
| | |

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.



Industrial

Commercial Office

Land Business CLICK HERE to view our website

HEATHER SCHWEITZER

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

HeatherS@PremierCommercialRealty.com

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

SHARON GLASSHOF

Senior Broker Office: 847-854-2300 Ext 14 Cell: 847-533-6974

SharonG@PremierCommercialRealty.com

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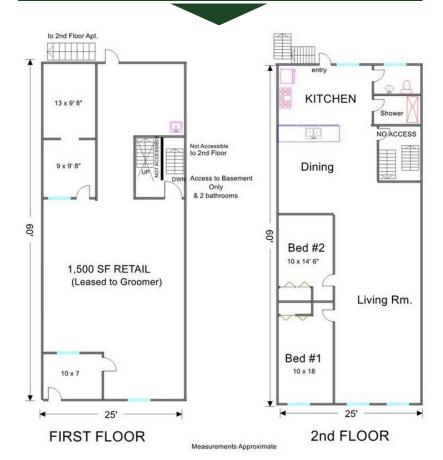








FLOOR PLAN





Industrial

Commercial

Office

Land

Business



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