

# 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.

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FLOOR PLAN



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