

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

FOR SALE

MLS #10773050

September 9, 2022



SIDE VIEW / APARTMENT ENTRANCES

MIXED USE INVESTMENT
3,484 SF

\$225,000 (\$64.58 psf)

DESCRIPTION

Mixed Use Investment
(1) Retail, (4) Apartments
Plus Full Basement

Investment or Owner/User Opportunity. (4) fully leased apartments - (3) on 2nd floor and (1) on 1st floor. 1,100 SF 1st floor retail available for owner/user or potential tenant. Fantastic location in downtown Marengo on busy Route 23, just 5 miles north of I-90 interchange.

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

Note: Adjacent 100% leased investment building (102 N. State St.) also for sale at \$185,000.

SPECIFICATIONS

Building Size	3,484 SF plus Basement
Land Size	1,742 SF (.04 Acres)
Year Built	Unknown
Total Units	5 Total Units (4) Apartments - FULLY LEASED (1) Retail - Available Plus Full Basement
HVAC	Radiant Heat / A/C
Total Bathrooms	5 (1 per unit)
Parking	Street
Current NOI	\$17,119.66
Current Rents	\$30,180 current \$41,360 when fully leased
RE Taxes	\$4,850.34 (2021)
PIN Number	11-35-277-019

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

2ND FLOOR APARTMENTS



1ST FLOOR RETAIL / APARTMENT



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