

179 & 181 S. Northwest Hwy (Route 14)
Cary, IL 60013

For Sale

MLS #11724255 (Office) 11724260 (Retail)

RETAIL



MULTI TENANT COMMERCIAL BLDG. 4,000 SF

REDUCED: \$375,000 (\$93.75 PSF)

**Fully Leased Multi-Tenant
Commercial Building in TIF District**

Price Reduced! 4,000 SF Multi-tenant office/retail building on corner of busy Route 14 with 147' frontage with 25,500 vpd and monument signage.

Full basements under both units. New \$50,000 roof on 179 side installed in 2022. New windows and doors within past five years. Great for user/investor.

Property is in TIF District and also has redevelopment potential. Entire property is leased through 4/14/25 at \$2,700/month Gross with 90 day cancellation rights by either party. Tenant has right of first refusal to purchase. Owner is licensed real estate broker. Shown by appointment only. Do not bother tenant.

Demographics	1 Mile	3 Miles	5 Miles
Total Population	7,622	35,683	94,471
Average HH Income	\$128,654	\$149,027	\$137,879

Specifications

Size:	4,000 SF (2 bldgs. connected)
Year Built:	1950
Land Size:	16,059 SF (Triangular Lot)
HVAC System:	3 GFA Furnaces, 1 GFA Ceiling Unit
Electrical:	200 AMP
Washrooms:	2 Common
Parking:	Common
Sewer/Water:	Septic / Private Well
Zoning:	B3
Taxes:	\$8,921.32 (2023)
PIN #:	20-18-328-004,006

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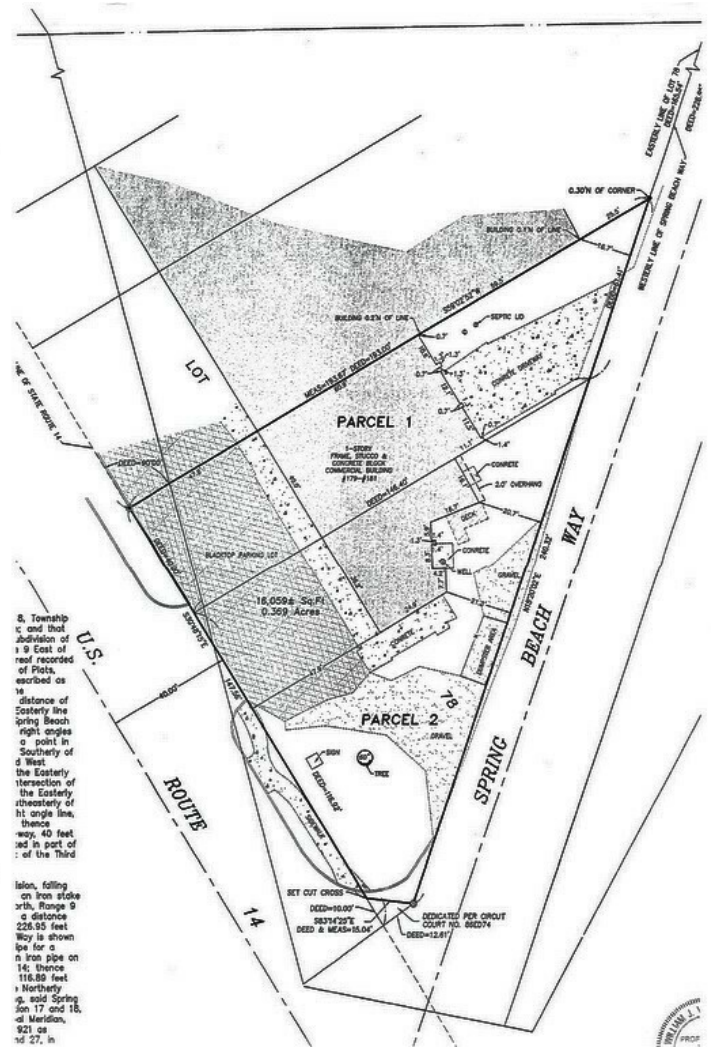
www.PremierCommercialRealty.com | 847.854.2300 | 9225 S. Route 31, Lake in the Hills, IL 60156

Senior Broker
Bruce Kaplan
BruceK@PremierCommercialRealty.com
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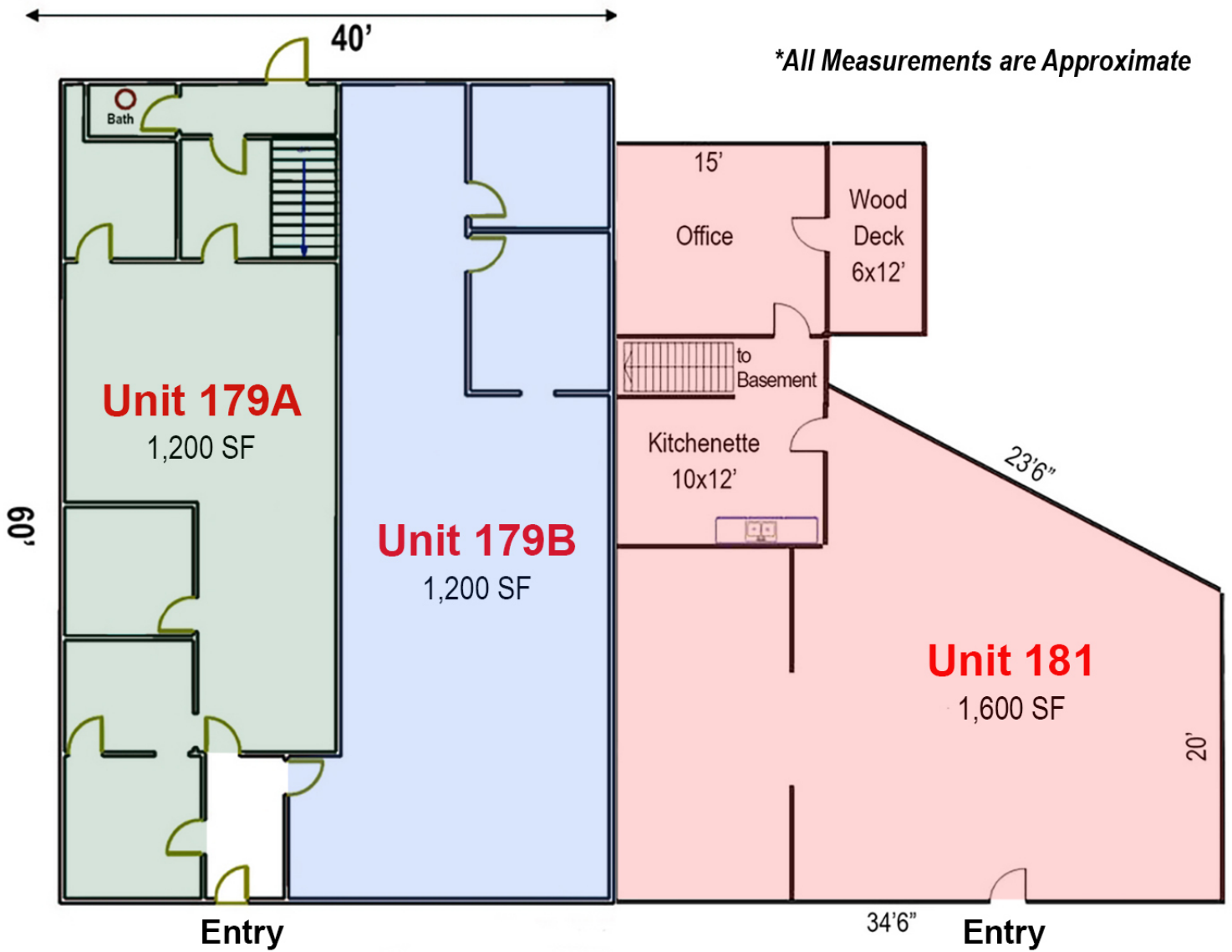
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(Units 179B & 181 can be combined for 2,800 SF)

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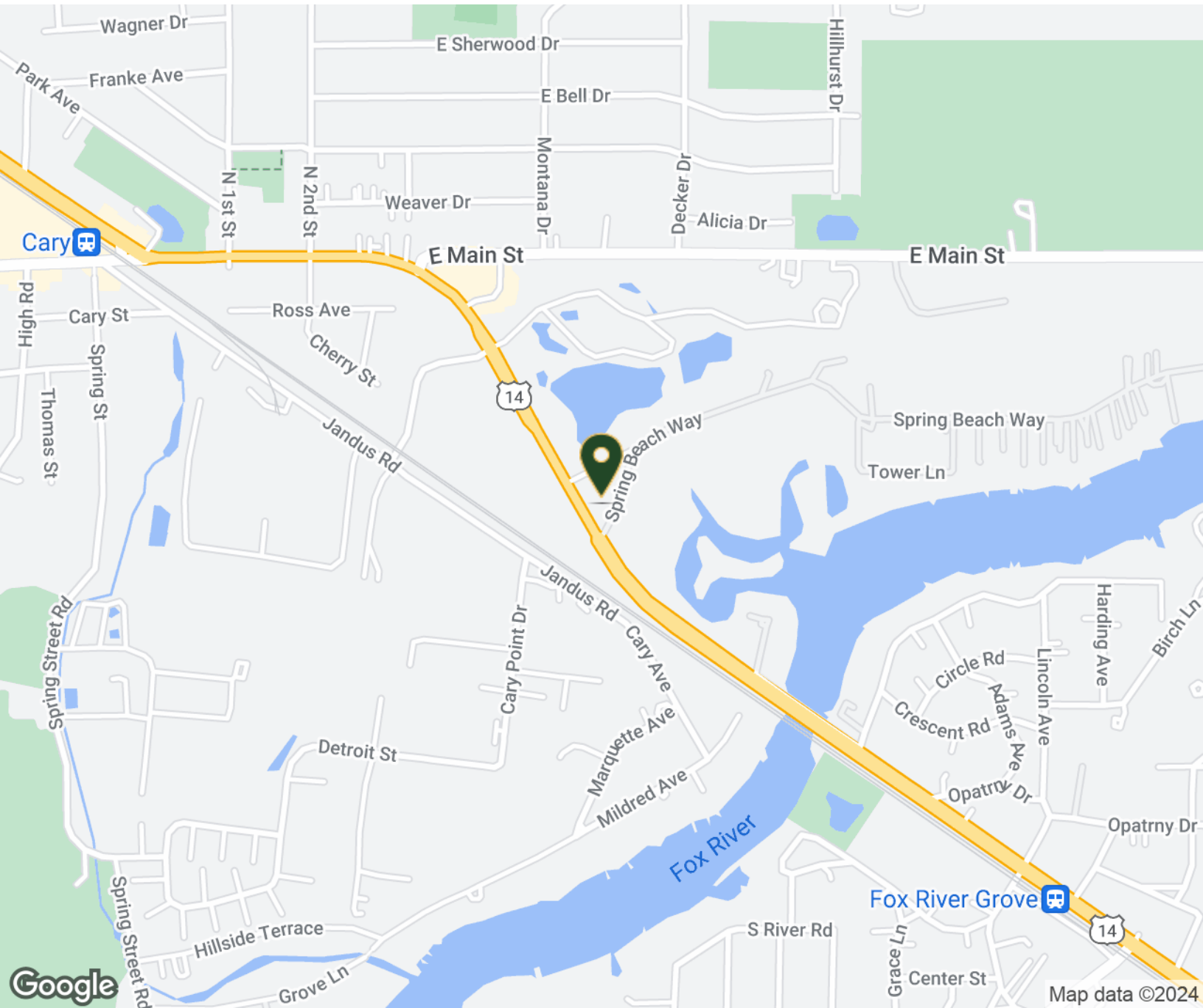
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