



Retail/Stores

Status: **ACTV**
 Area: **425**
 Address: **135 E Main St , Glenwood, IL 60425**
 Directions: **394 to Glenwood Dyer Rd West to Main Street.**
 Sold by:
 Closed Date:
 Off Mkt Date:
 Township: **Bloom**
 Zoning Type: **Commercial**
 Actual Zoning: **B1**

MLS #: **12549416**

List Date: **01/19/2026**
 List Dt Rec: **01/19/2026**

List Price: **\$350,000**
 Orig List Price: **\$350,000**
 Sold Price:

Subtype: **Free Standing Store, Neighborhood Storefront**

Lot Dimensions: **67.6x193.9x68.3x210.3**
 Apx. Tot. Bldg SF: **5500**
 Land Sq Ft: **14000**

Mkt. Time (Lst./Tot.): **29/29**
 Contract:
 Concessions:
 Unincorporated: **No**
 Subdivision:
 Year Built: **1959**
 Relist:
 List Price Per SF: **\$3.04**
 Sold Price Per SF: **\$0**

Rented Price:
 Lease Price SF/Y:
 Mthly. Rnt. Price:
 Ann. Passthru. \$/SF:
 County: **Cook**
 PIN #: **32033220120000**
 Multiple PINs: **Yes**
 Min Rentbl. SF: **500**
 Max Rentbl. SF: **1000**

Lot Size Source: **Owner**
 # Stories: **1**
 Gross Rentbl. Area: **1000**

Units: **2/3**
 Unit SF: **5000** (Leasable Area Units: **Square Feet**)

Net Rentable Area:

Tenants: **0**
 Estimated Cam/Sf:

Lease Type:
 Est Tax per SF/Y:

Mobility Score: -

Remarks: **Commercial property located on busy Main Street. Front building was a gun store with a shooting range. So many possibilities. In front section of main building, there is a 1000 square foot section that was divided into separate areas. These 2 areas share 1 bath. This section could be leased out for additional new owners rental income. Gun range space area is huge. Rooms are show room, range, back office, 2 safes. Its set up with a shooting range, a meeting area and a area a show room where merchandise could be displayed for sale. Rear building is a huge warehouse 45 x 65. Building has power and concrete floors & super tall ceilings. Building comes with the vacant lot is 200 x 400 tp the West.**

Frontage Acc:
 Current Use: **Other**
 Known Encumbrances:
 Location:
 # Drive in Doors: **2**
 # Trailer Docks: **1**
 Ceiling Height:
 Gas Supplier: **Propane**
 Electric Supplier: **Commonwealth Edison**

Construction: **Concrete, Concrete Block, Steel**
 Exterior: **Steel Siding, Cedar**
 Foundation: **Concrete**
 Roof Structure: **Flat**
 Roof Coverings: **Rubber**
 Docks:
 # Parking Spaces: **24**
 Indoor Parking:
 Outdoor Parking: **19-30 Spaces**
 Parking Ratio:
 Extra Storage Space Available: **Yes**
 Misc. Inside:
 Floor Finish: **Concrete**

Air Conditioning: **Central Air**
 Electricity: **101-200 Amps**
 Heat/Ventilation: **Forced Air, Propane**
 Fire Protection: **Smoke or Fire Protectors**
 Water Drainage:
 Utilities To Site: **Electric to Site, Gas to Site**
 Tenant Pays:
 HERS Index Score:
 Green Disc:
 Green Rating Source:
 Green Feats:
 Backup Info:
 Sale Terms: **Conventional**
 Possession: **Closing**

Financial Information

Gross Rental Income:
 Annual Net Operating Income: **\$0**
 Real Estate Taxes: **\$24,936**
 Tax Year: **2024**
 Special Assessments: **No**
 Fuel Expense (\$/src): /
 Trash Expense (\$/src): /
 Operating Expense Includes:

Individual Spaces (Y/N): **Yes**
 Total Income/Month:
 Net Operating Income Year:
 Total Annual Expenses:
 Expense Source:
 Frequency: **Not Applicable**
 Electricity Expense (\$/src): /
 Insurance Expense (\$/src): /

Total Building (Y/N): **Yes**
 Total Income/Annual:
 Cap Rate:
 Expense Year:
 Loss Factor:
 Water Expense (\$/src): /
 Other Expense (\$/src): /

Broker Private Remarks: **Bring your ideas. Love the fact that the front of this building has that additional income space. Building currently zoned B1. Vacant land pin 32-03-322-009-000. Building land is on 14,000.**

Does seller agree to display on VOW?: **Yes**
 VOW AVM: **No**
 Listing Type: **Exclusive Right to Sell**
 Does seller agree to display online? : **Yes**

Remarks on Internet?: **Yes**
 VOW Comments/Reviews: **No**
 Address on Internet: **Yes**

Broker Owned/Interest: **No**
 Lock Box: **None**

Call for Rent Roll Info:
 Cont. to Show?:

Expiration Date: **07/31/2026**

Information: **24-Hr Notice Required**
 Showing Inst: **RE/MAX will confirm.**
 Broker: **Re/Max 10 (28756) / (708) 672-4700**
 List Broker: **Debbie Johnston (215807) / (630) 726-6840 / debrajohnston2000@yahoo.com**
 CoList Broker:

More Agent Contact Info:

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