

614 State Route 116

GERMANTOWN HILLS, IL 61548



RE/MAX
COMMERCIAL[®]
TRADERS UNLIMITED

FOR SALE | 614 & 616 STATE ROUTE 116

ASKING PRICE: \$395,000



EXECUTIVE SUMMARY

This office building is conveniently located in between Germantown Hills and Metamora. It could be an excellent investment or opportunity for you to locate your business in the vacant 1500 SF (just listed for lease at \$1600/mo modified gross plus utilities) and have rental income from the leased spaces. Current long term tenant just signed a new lease and occupies 75% of the building - 1500SF main floor and the lower unit with full kitchen, restroom and two garages. Projected rents are \$61,200 and projected expenses are \$14,235 (taxes, insurance, lawn/snow/garbage). The property includes a generous size parking lot, is all ADA compliant, and has business park association/co-ownership for access to the surrounding land, septic and water.



6,168

TOTAL
BUILDING SF



OFFICE
INVESTMENT
PROP TYPE



1,500

AVAILABLE SF



COMMERCIAL
ZONING

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- Property Photos & Videos
- Floorplans
- County Records



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FOR LEASE | 614 STATE ROUTE 116

ASKING RATE: \$1,600/Month + Utilities



EXECUTIVE SUMMARY

This office building is conveniently located between Germantown Hills and Metamora and has one 1,500 SF main floor office available for lease at \$1600/mo plus utilities. The property has a generous size parking lot and is all ADA compliant. The main office is an executive suite with three additional office spaces. The unit includes a full kitchen and half bathroom. There is a shared deck space on the rear of the building and office furniture can stay as a part of the lease. The building is also available for sale at \$395,000 - see listing PA1264266.



1,500
AVAILABLE SF



GROSS
LEASE TYPE



1.04
ACRES



COMMERCIAL
ZONING

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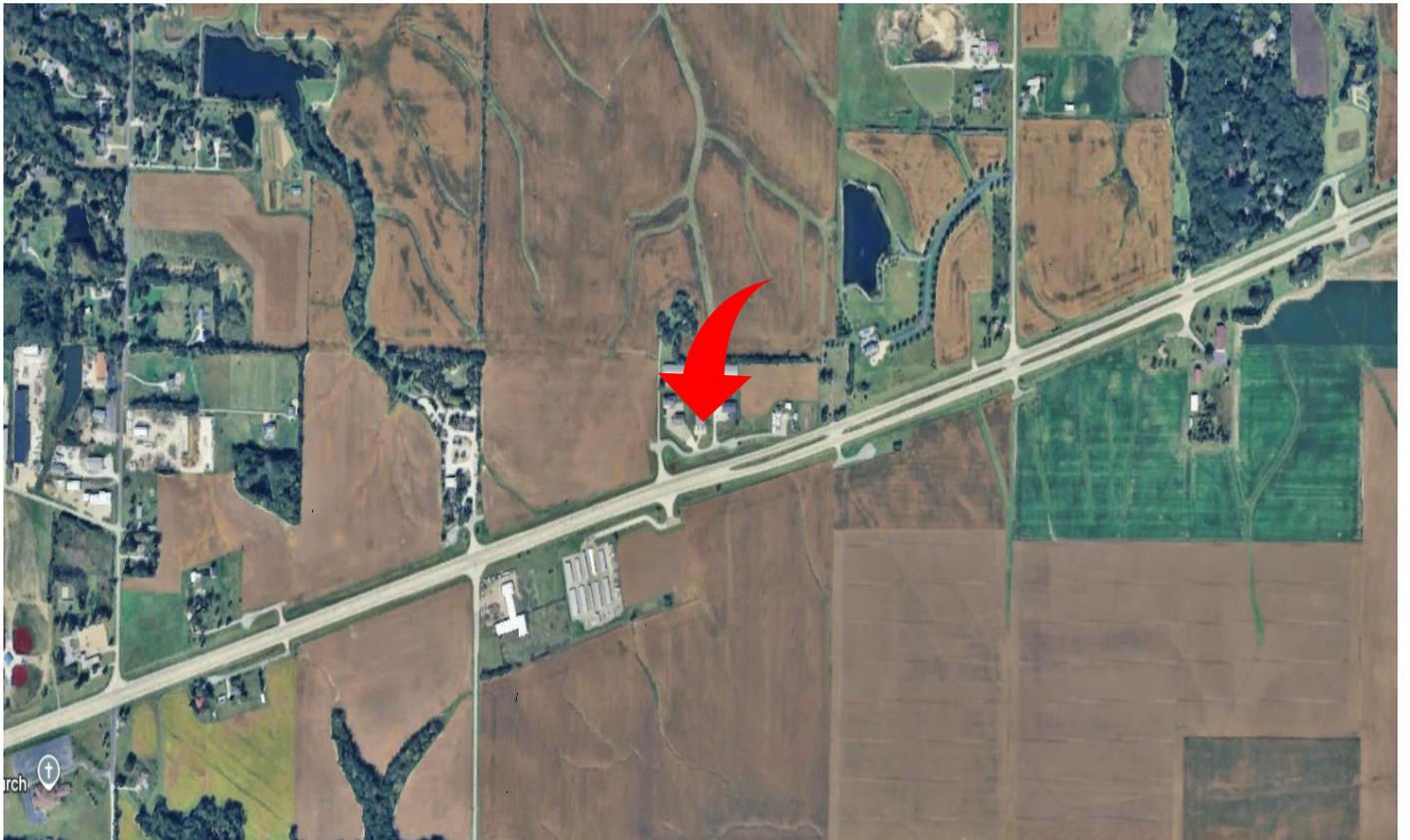
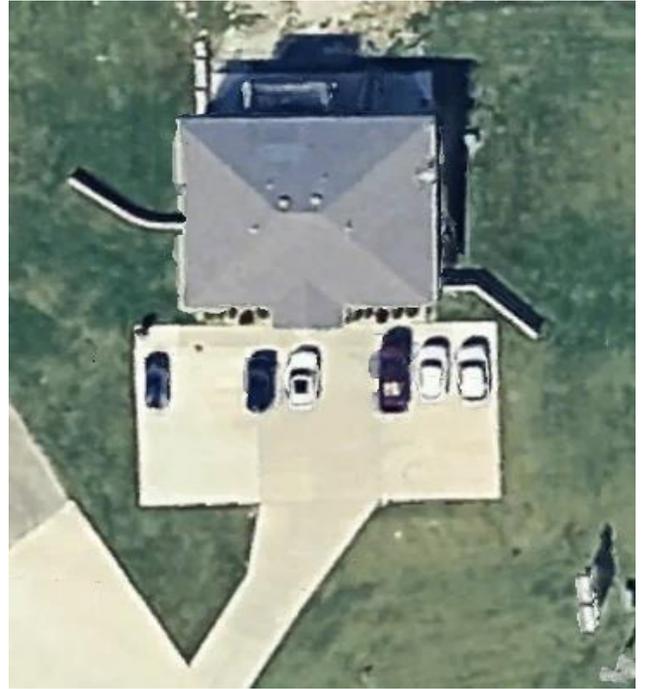
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PROPERTY INFORMATION

ADDRESS	614 State Route 116
CITY / STATE / ZIP	Germantown Hills, IL 61548
PARCEL ID(s)	08-26-101-002
PROPERTY TYPE	Office, Investment
ZONING	Commercial
TOTAL LOT ACRES	1.04
AVAILABLE SF	1,500



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EXTERIOR PICTURES



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INTERIOR PICTURES





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Each office is independently owned and operated.
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