



**COLDWELL  
BANKER  
COMMERCIAL**

COLDWELL BANKER  
COMMERCIAL REALTY

## 126 S NORTHWEST HWY

Offered at \$599,000

126 S Northwest Hwy  
Barrington, IL 60010

AVAILABLE SPACE  
3,500 SF Building

### AREA

Located on Northwest Hwy and Klingenberg. The 126 building is one of Barrington's finest historic buildings. It is steps away from the Metra, Shopping, Restaurants, Starbucks and Dunkin. If you need a private executive suite this is your building. A well maintained and cared for building.



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### OFFICE BUILDING

Lisa Perry-Gagliano  
773 818 1888  
lisagaglianosells@gmail.com

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1501 E Woodfield Rd Ste 113E, Schaumburg, IL 60173  
847.301.3100

# FOR SALE

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## 126 S NORTHWEST HWY

126 S Northwest Hwy, Barrington, IL 60010

SALE /  
LEASE



### OFFERING SUMMARY

Sale Price:	\$750,000
Building Size:	3,500 SF
Annual Income:	\$36,000
Lot Size:	0.25 Acres
Year Built:	1855
Building Size:	3,500 SF
Property Taxes:	2023- \$18,964
Zoning:	B
Parking Spaces:	20

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### PROPERTY OVERVIEW

Three levels of office spaces. Can be 3 separate units. Ample parking

### PROPERTY HIGHLIGHTS

- Great visibility on Northwest Hwy
- Three Floors of Office Space
- Great for an owner user or an Investment
- Owner will stay as a Tenant for a term or vacate at closing
- Ample Parking
- Great signage

### OTHER RESOURCES



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### PROPERTY DESCRIPTION

This historical building was built in 1855 and was originally George Ela's home and the first post office and general store in Barrington. The Building was updated and has been well maintained. Original hardwood flooring was refurbished to its amazing

### LOCATION DESCRIPTION

Located on busy Northwest Hwy. and Klingenberg. Conveniently located to the train station. Steps away from Starbucks and Dunkin Donuts.

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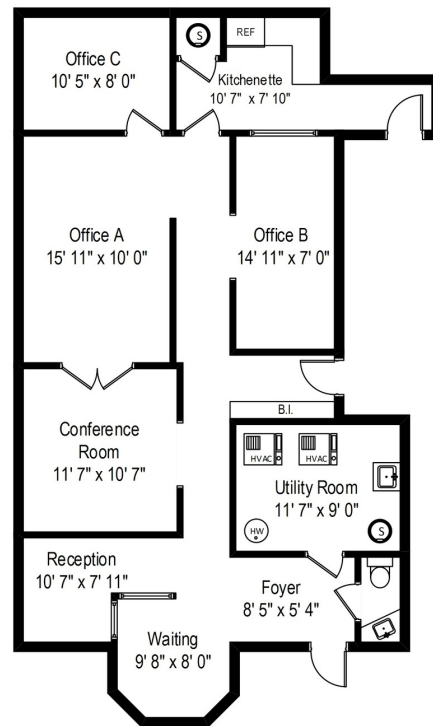


## 126 S NORTHWEST HWY

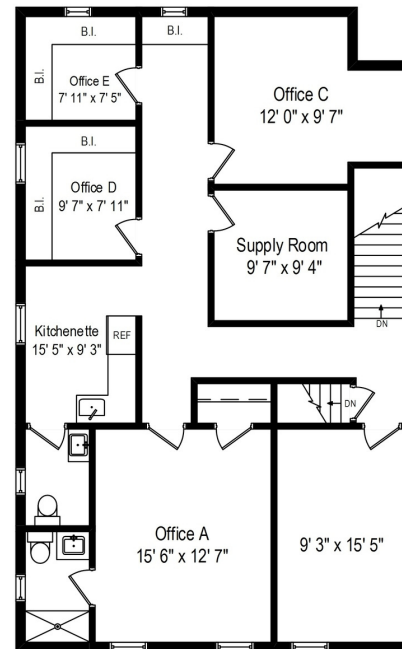
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### Lower Level



### Second Level



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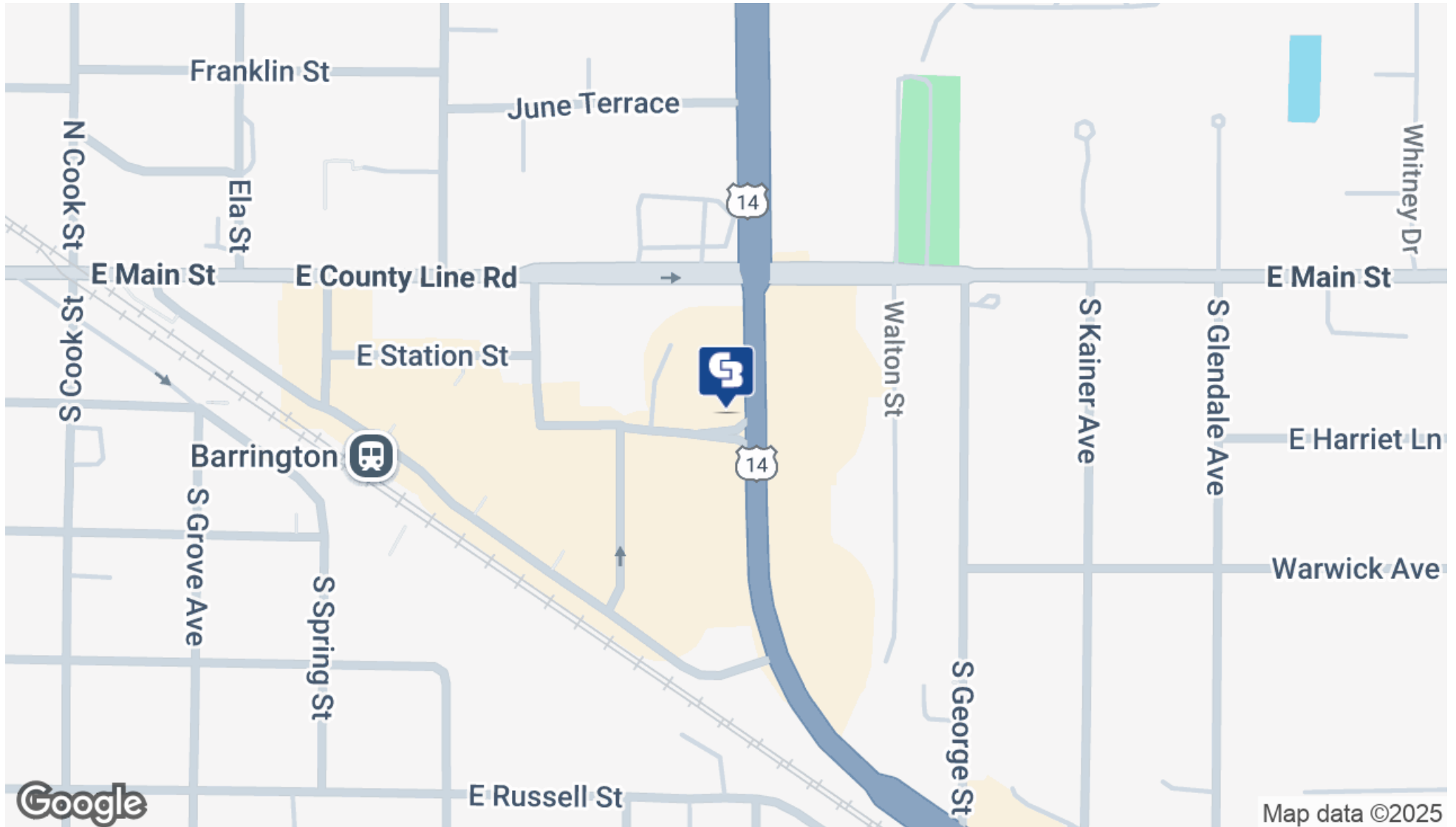
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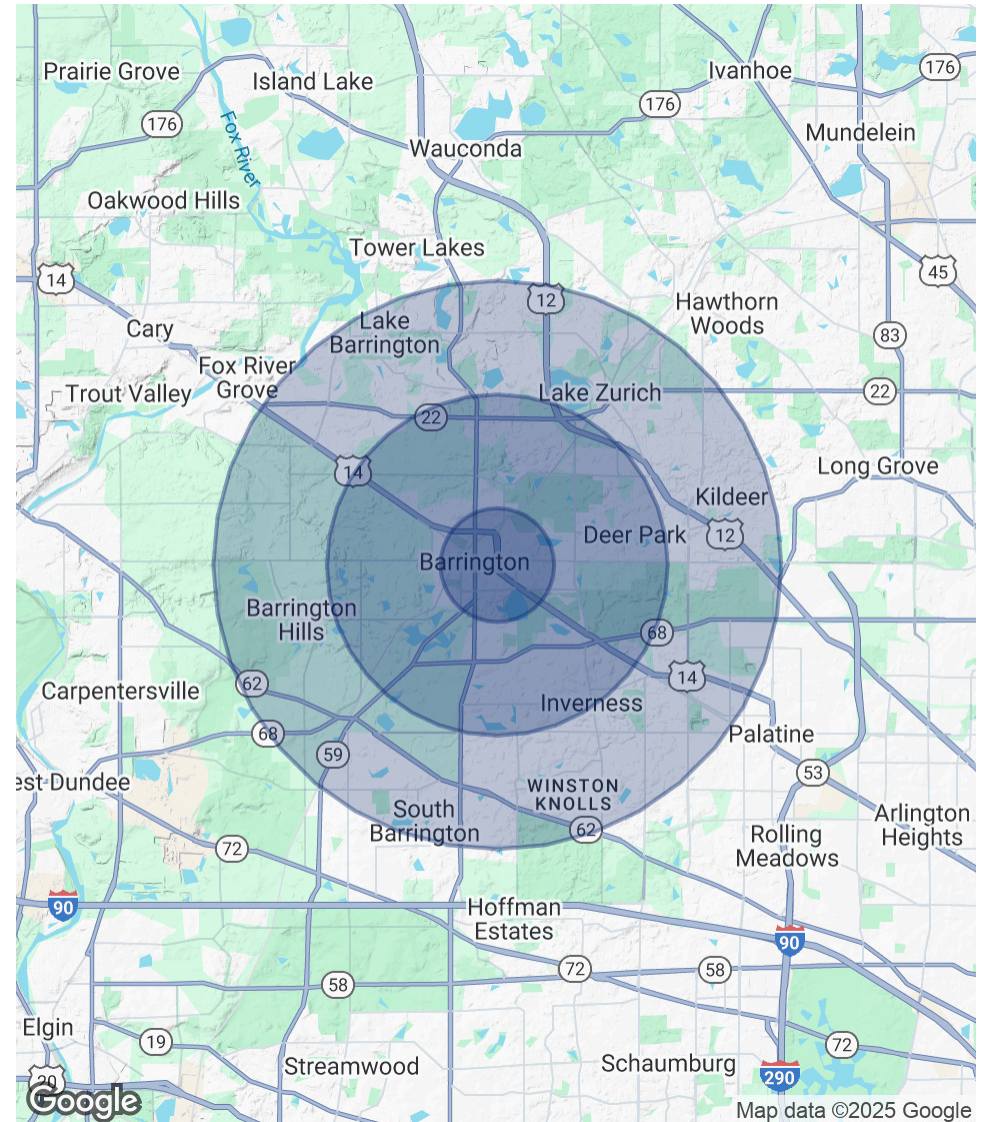
## 126 S NORTHWEST HWY

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,494	28,277	89,770
Average age	41.3	40.6	40.3
Average age (Male)	39.9	38.9	39.0
Average age (Female)	42.8	42.4	41.7

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	1,297	9,986	31,483
# of persons per HH	2.7	2.8	2.9
Average HH income	\$139,617	\$144,972	\$137,714
Average house value	\$543,364	\$564,398	\$517,134

\* Demographic data derived from 2020 ACS - US Census



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