

# SALE

**616 SOUTH ILLINOIS ROUTE 31**  
616 South Illinois Route 31 McHenry, IL 60050



## OFFERING SUMMARY

Sale Price:	\$799,000
Building Size:	13,365 SF
Suites:	9 Offices
Lot Size:	2.28 Acres
Price / SF:	\$59.78
Year Built:	1985
Zoning:	B-1

## PROPERTY OVERVIEW

13,365 SF T-shaped professional single story brick multi-tenant office building, directly across from Northwestern Medicine McHenry Hospital. Excellent location and visibility directly off of Route 31 with ample parking - 62 spaces. Building includes a 2,178 SF indoor pool (not currently in use) with 9 separate office suites & multiple baths. Great for a single user or multiple users. Some offices have been updated. Completely vacant minus one MTM lease

## PROPERTY HIGHLIGHTS

- Great Location off Route 31
- 13,365 SF single story office building
- Indoor pool facility
- Ample Parking
- Property Taxes \$16,720 (2024)

**Lisa Perry-Gagliano**  
(773) 818-1888

**Tricia Wood**  
(847) 702-2322



**COLDWELL BANKER**  
**COMMERCIAL**  
REALTY

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### PROPERTY DESCRIPTION

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### LOCATION DESCRIPTION

Located on Route 31 just South of Bull Valley Rd., across from Northwestern Medicine Hospital. Great visibility on Rt 31.

### EXTERIOR DESCRIPTION

Single story brick T-shaped professional building.

### INTERIOR DESCRIPTION

Office/Medical office spaces with a indoor pool facility (currently not in use) . Building has up to 9 separate office suites.

### POWER DESCRIPTION

800 amp | 3 phase | 208 V

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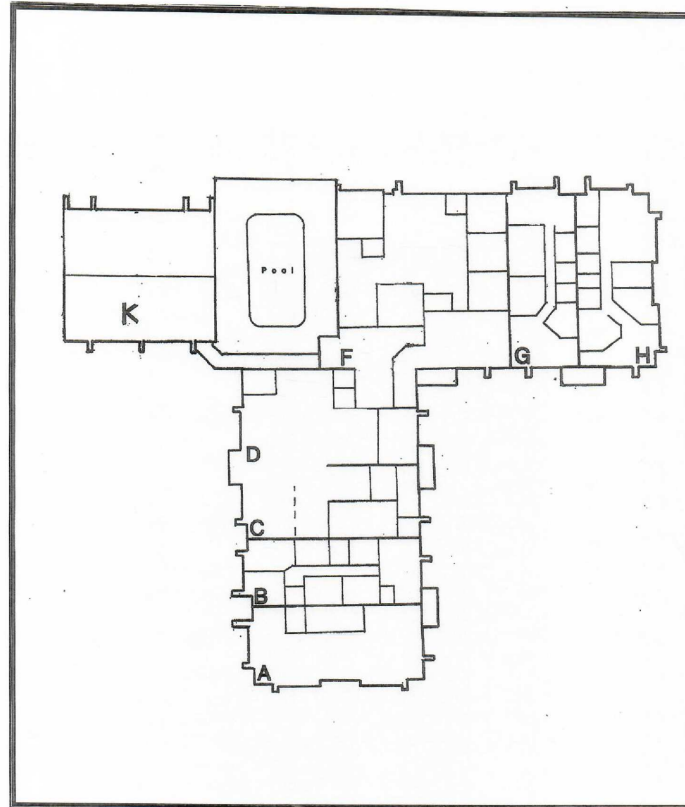
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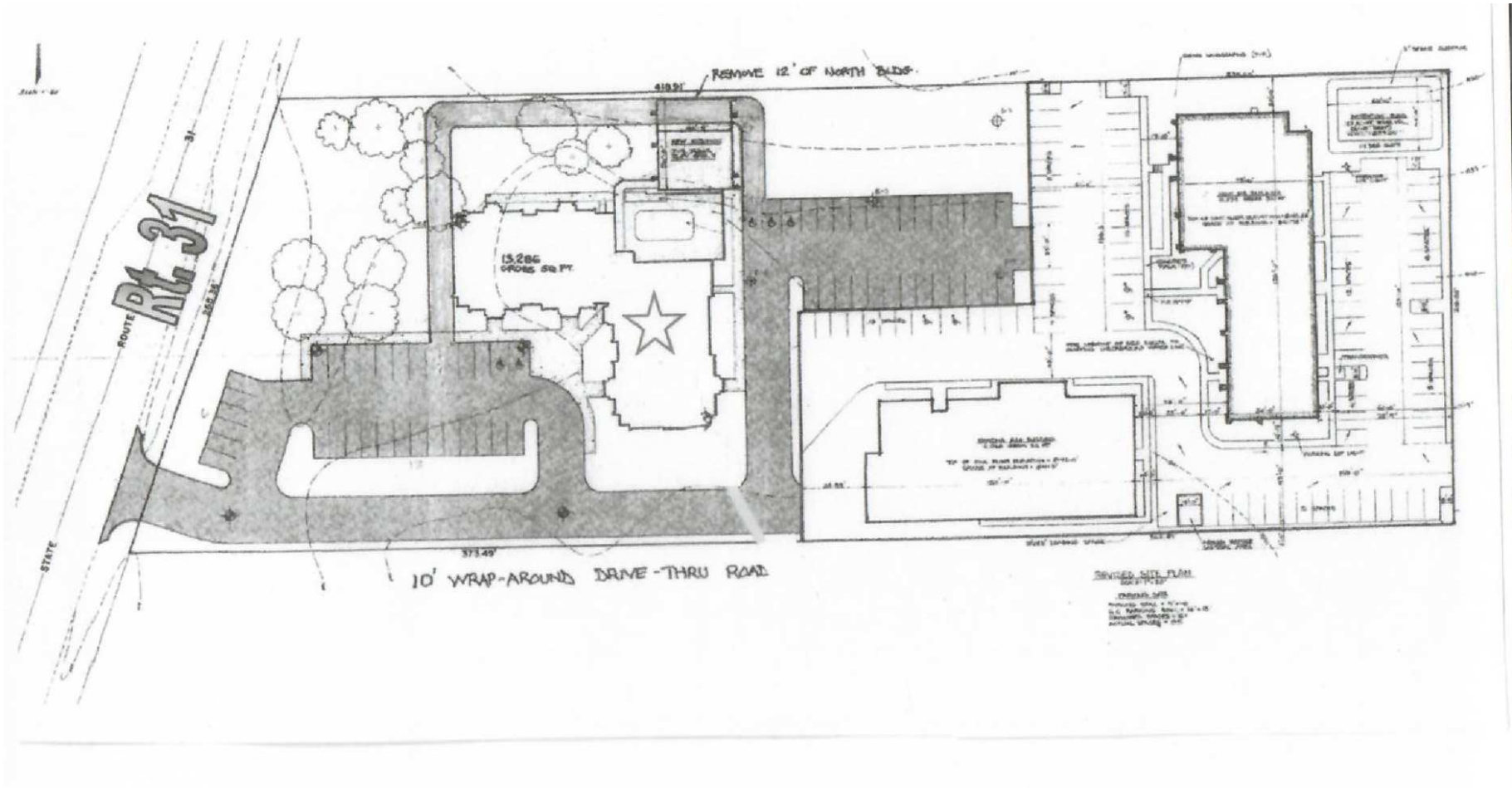
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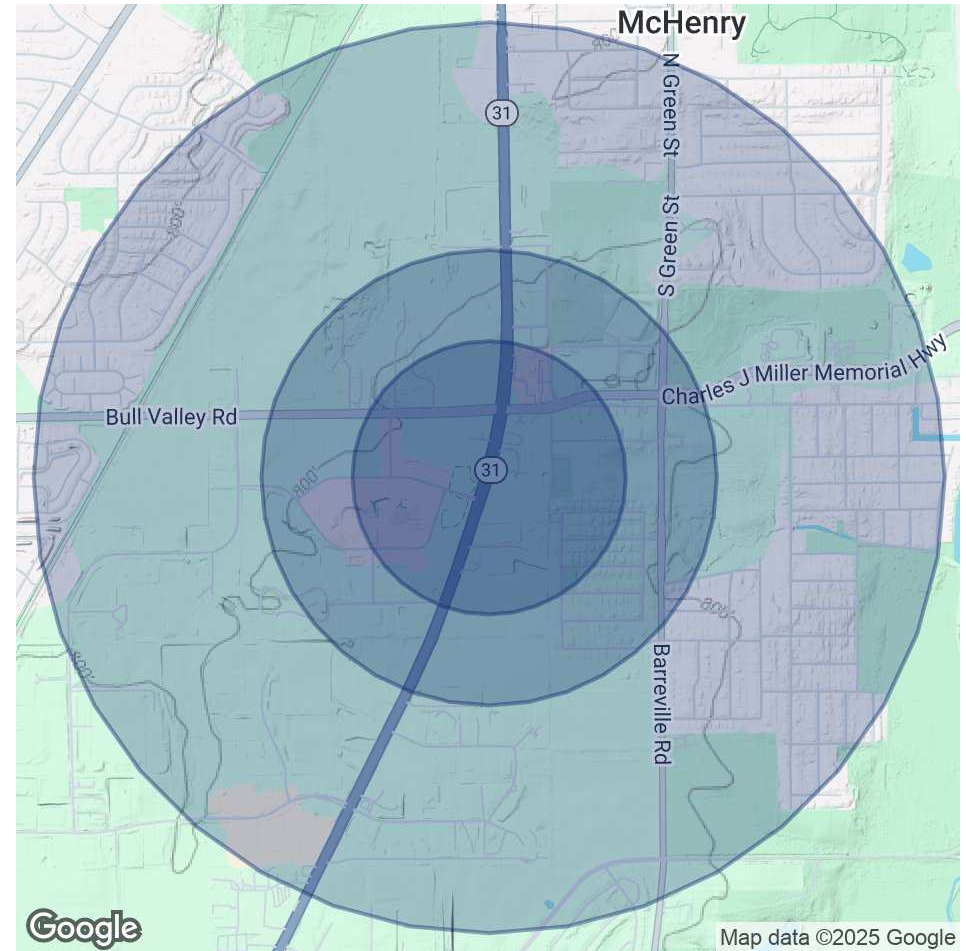
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## 616 SOUTH ILLINOIS ROUTE 31 616 South Illinois Route 31 McHenry, IL 60050

POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	155	571	4,523
Average Age	45	44	43
Average Age (Male)	42	42	42
Average Age (Female)	47	46	44

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	61	244	1,830
# of Persons per HH	2.5	2.3	2.5
Average HH Income	\$104,505	\$99,735	\$108,821
Average House Value	\$284,353	\$277,997	\$273,638

Demographics data derived from AlphaMap



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