

107 Municipal Drive, Marengo Illinois

Available: 3,200 SF



Heavy Parking

FOR SALE/LEASE: Downtown Retail Space and Apartment

BUILDING SIZE: 3,200 SF (1,600 sf floor plate)

LOT SIZE: .03 acres

CAR PARKING: Ample (37 Spaces; Municipal Lot)

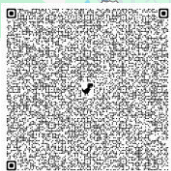
ZONING: B1 (Central Business District)

POWER: 200 Amp/220V

REAL ESTATE TAXES: \$6,786.53(2024)

SALE PRICE: \$215,000

- 1,600 SF 1 Bedroom Apartment w/ Income
- 1,600 SF Retail First Floor Space
- Laundry Business and FFE available for sale Separately
- Heavy Parking in Municipal Lot



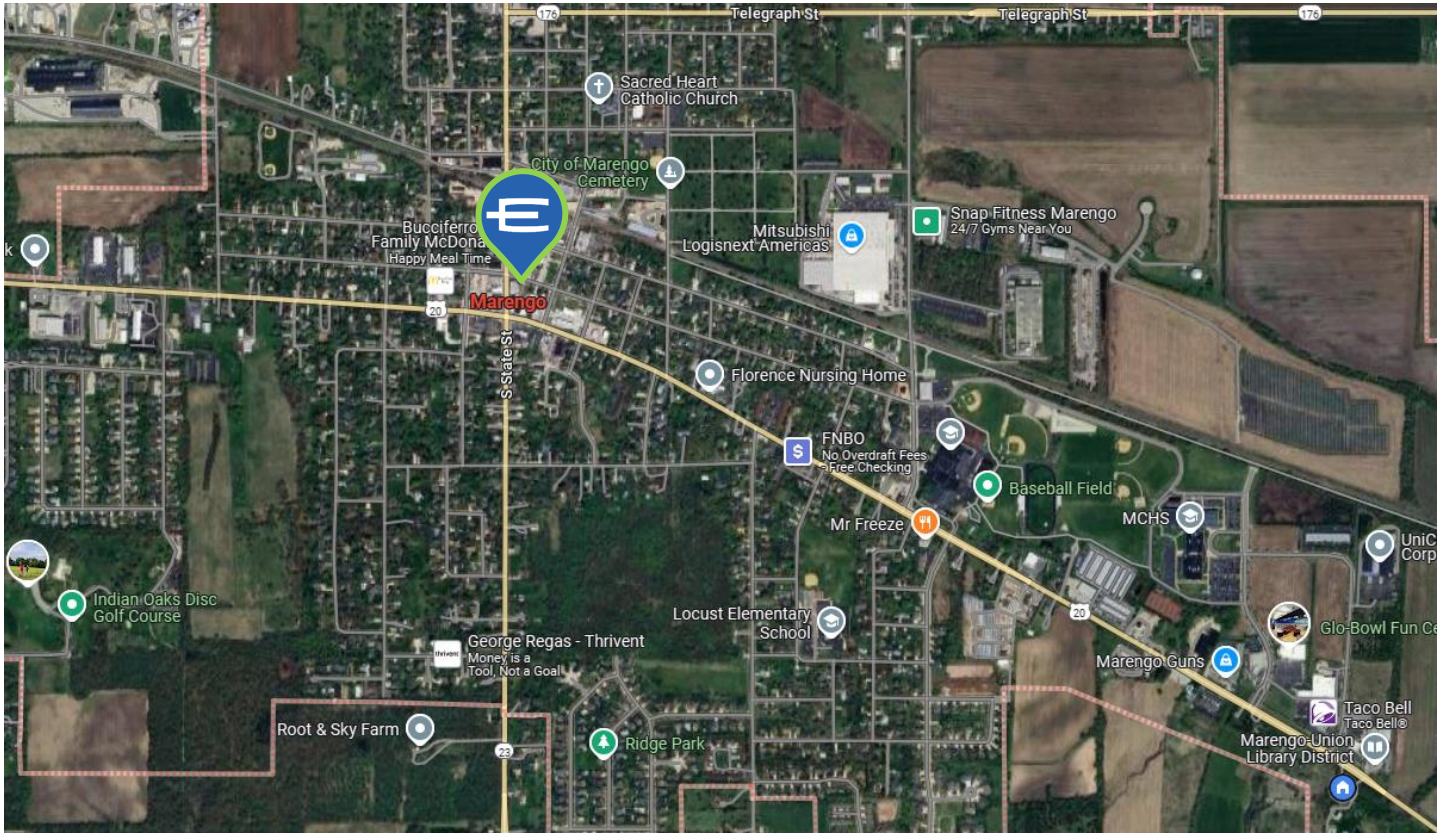
SCAN FOR LISTING

ENTRE
Commercial Realty LLC

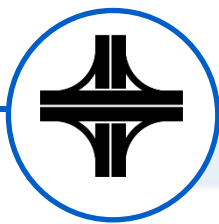
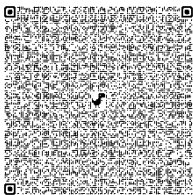
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LOCAL MAP



SCAN FOR MAP VIEW



**Access To I-90/IL-23
(4-way Interchange)**



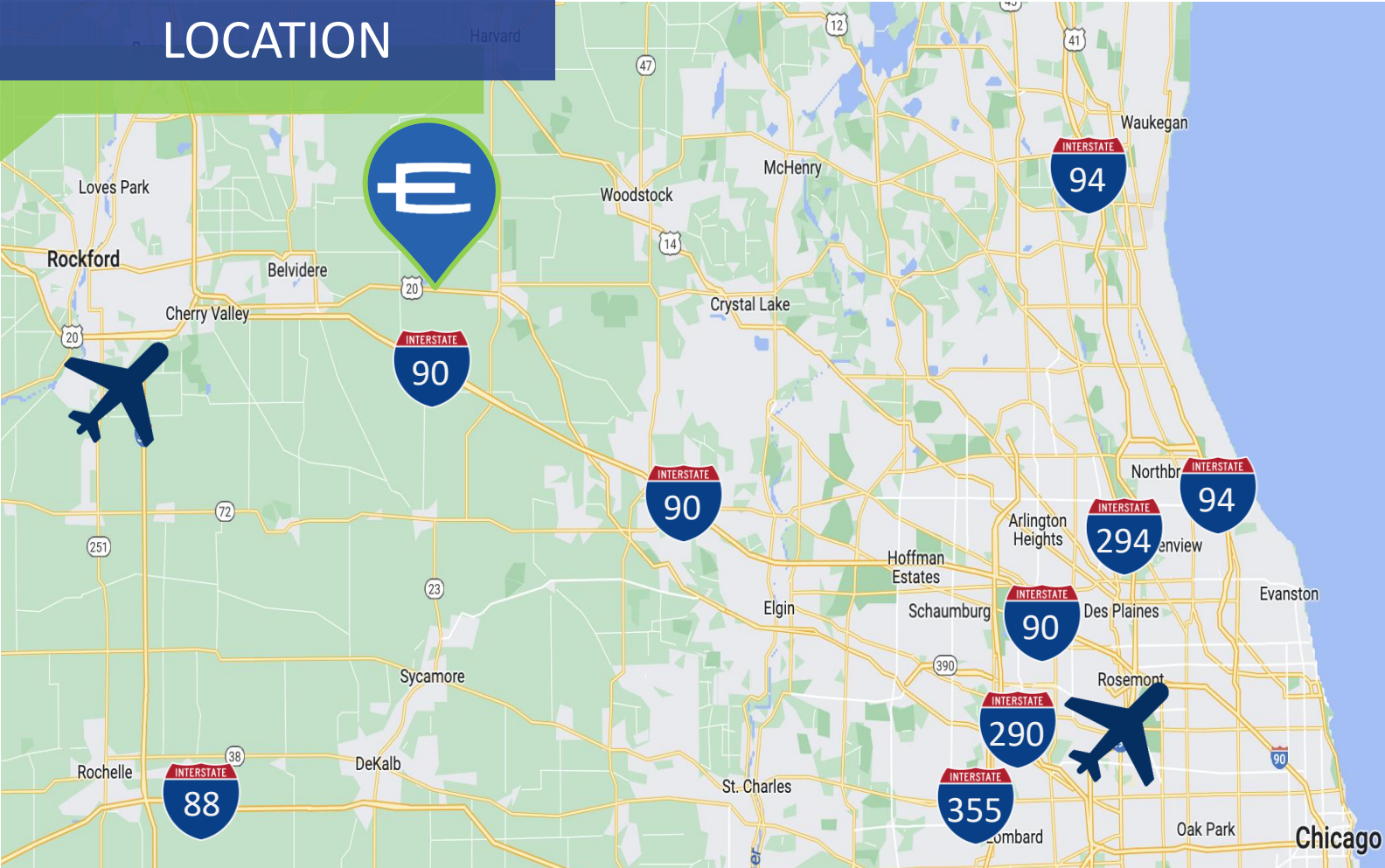
**Located in Downtown
Business District**

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LOCATION



105 Municipal Drive, Marengo IL

Amenities:

Childcare, Recreation, Restaurants, Retail



**35 Miles from
DuPage
Airport**



**43 Miles from
O'Hare Intl
Airport**



**29 Miles from
Rockford Intl
Airport**