

# 9936 Main Street (Route 47)

Hebron, IL 60034

# For Sale

MLS #12545875

MIXED USE



MIXED USE 6,082 SF

\$550,000

**Mixed Use Building  
2 Story w/ Basement  
Income Generating 2nd Floor Apartments**

Historic mixed use building with commercial storefront on main level and 3 income generating apartments on upper level.

Well maintained with updates including vinyl siding, newer roof (2011), furnaces (2012) and LED lighting. Charming older working elevator and full dry basement with ample storage and additional display space.

Main 3,182 SF level is home to a vintage store with 27 booths (17 rented and 10 owner-occupied), plus two offices and a half bath and an overhead door for easy delivery access. Option to purchase business and inventory for an additional \$10,000.

Upper level consists of 3 apartments: (1) 3BD/1BA leased with annual income of \$15,600 and (1) 2BD/1BA leased with \$13,800 annual income. The third apartment is a 1BD/1BA currently owner occupied but can be leased for an additional \$14,400 annual income.

Contact Broker for additional information. Property is owned by a licensed real estate agent.

## Specifications

Description:	Mixed Use - Free Standing Building
Size:	6,082 SF
Year Built:	1910
HVAC System:	GFA/ Window A/C (apts)
Electrical:	100 amp
Sprinklers:	none
Washrooms:	Varies
Ceiling Height:	Varies
Parking:	4 plus Street
Sewer/Water:	City
Zoning:	Commercial B2
Taxes:	\$5,561.76 (2024)
PIN #:	03-16-104-019

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COMMERCIAL REALTY

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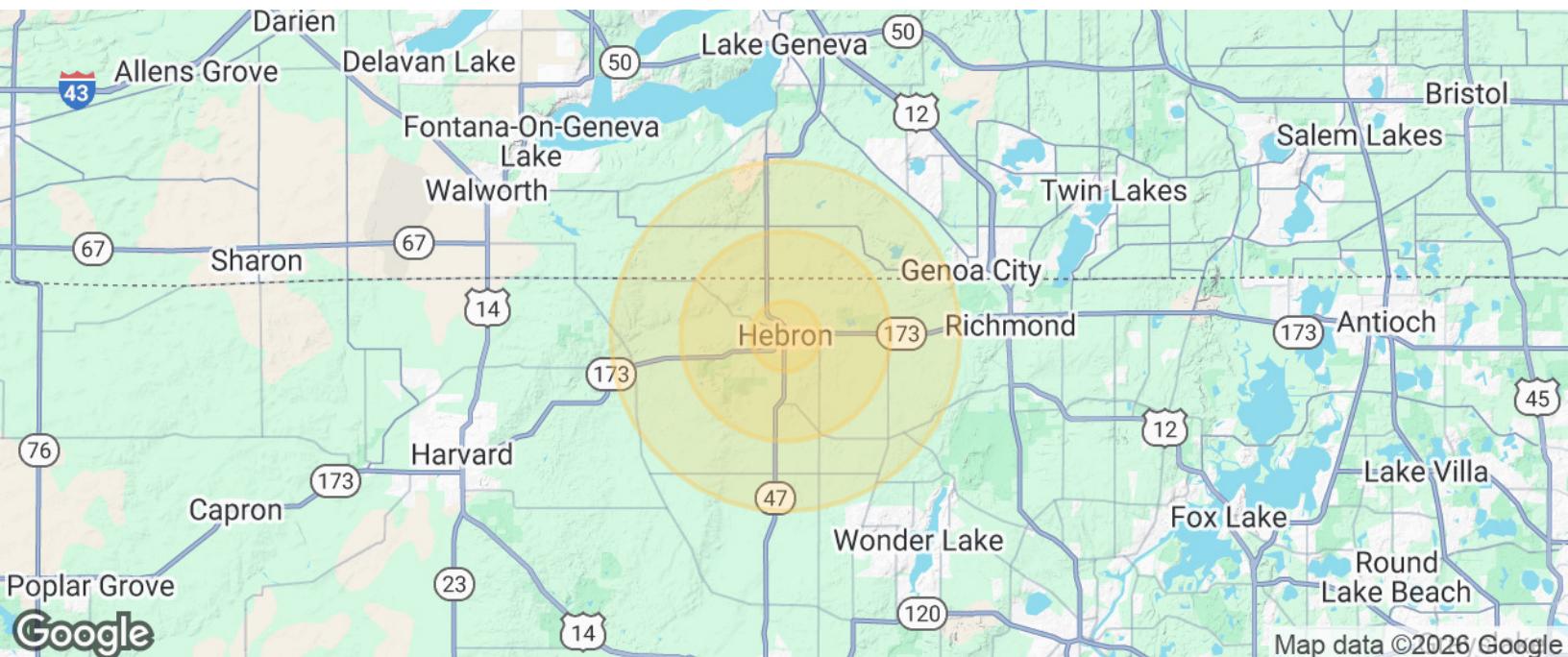
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Population	1 Mile	3 Miles	5 Miles
Total Population	1,360	2,081	4,313
Average Age	40	42	43
Average Age (Male)	40	42	43
Average Age (Female)	40	42	43

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	541	829	1,708
# of Persons per HH	2.5	2.5	2.5
Average HH Income	\$81,591	\$88,023	\$96,766
Average House Value	\$273,862	\$320,804	\$368,394

*Demographics data derived from AlphaMap*

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