

Office/ Retail Building with Drive-Thru

OFFICE BUILDING FOR SALE 150 N PRAIRIE VIEW DR, MANTENO, IL



OFFERING SUMMARY

Sale Price:	\$695,000
Building Size:	3,264 SF
Real Estate Taxes:	\$9,941
Lot Size:	38,493 SF
Zoning:	C2

PROPERTY HIGHLIGHTS

- Turnkey 3,264 SF office building
- Rare Drive- Thru Capability
- 2 Unit Divisible (2,617 sf & 647 sf)
- Zoned C2
- Fiber Connectivity
- Modern and well-maintained
- Ample parking space
- Backup Power (2 generators)
- Versatile floor plan

Property Details & Highlights

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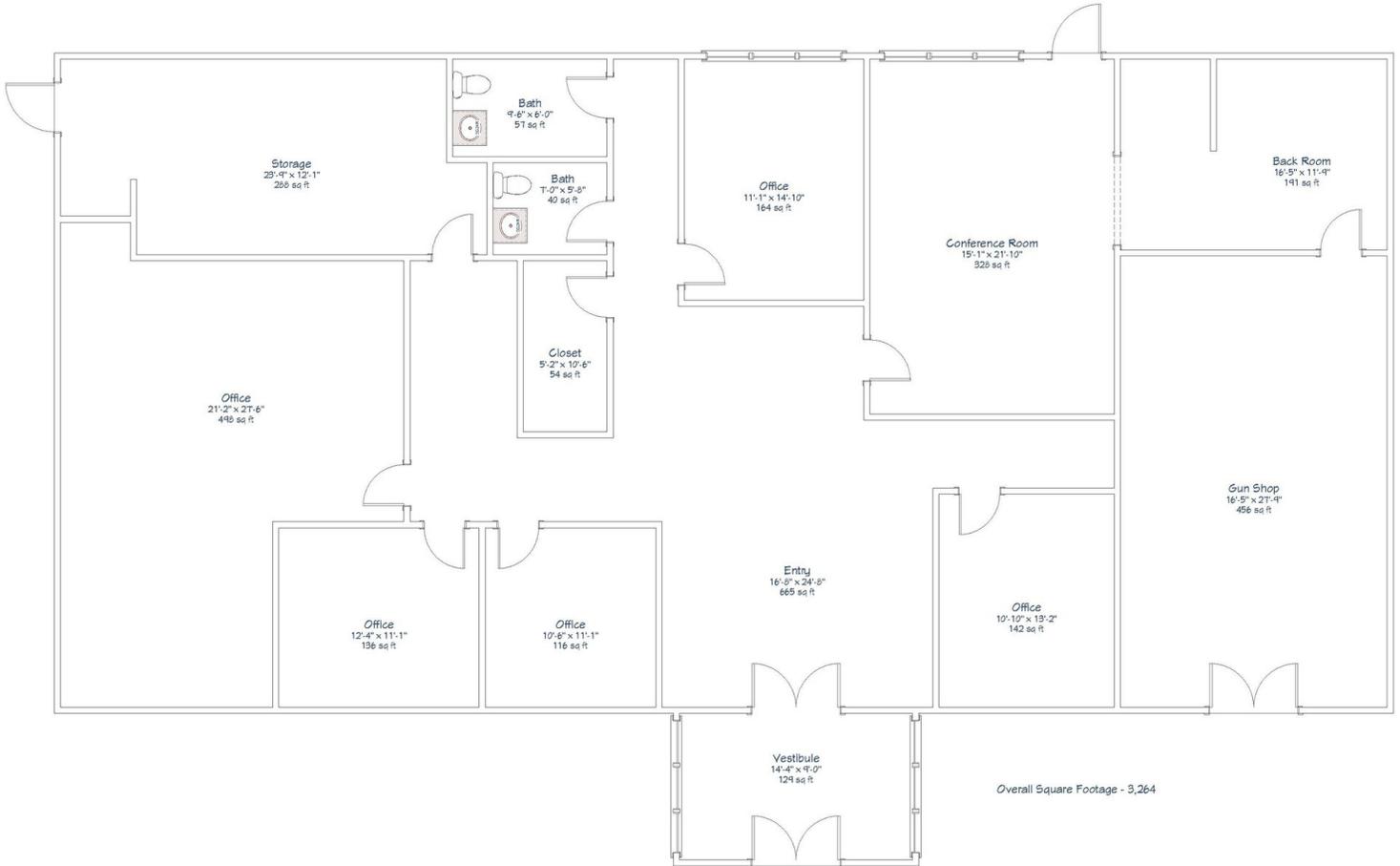
Property Type	Office/ Retail
APN	03-02-18-400-023
Building Size	3,264 SF
Lot Size	38,493 SF
Building Class	B
Number of Buildings	1

Versatile Office/Retail Building with Drive-Thru in a Prime Manteno Location. Position your business for success in this well-appointed 3,264 square foot office building ideally located just off Interstate 57 in growing Manteno, Illinois. Offering excellent accessibility with a peaceful, country-like setting, this property combines convenience, flexibility, and modern infrastructure. The building is designed to accommodate single or multi-tenant use, making it an excellent opportunity for investors or owner-users alike. The main suite (2,617 SF) features a highly functional layout, including: Four private offices, spacious 498 SF open office area ideal for collaborative workspaces, large 15' x 21' conference room perfect for meetings and presentations. The second unit (647 SF) is well-suited for retail or service-oriented users, complete with: drive-thru capability and open retail/shop area. This property is equipped with high-tech infrastructure to support today's business needs, including: access to AT&T Fiber and Comcast services, two 3-phase generators providing enhanced operational reliability and four-zone HVAC system (new in 2018) for efficient climate control. Additional highlights include: C-2 Commercial zoning within the Village of Manteno. Municipal water and sewer services, ample flexibility for a variety of office, medical, or retail uses. Enjoy the rare combination of high visibility and accessibility near I-57, paired with a tranquil, country-style environment that sets this property apart.



Floorplan

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JOSEPH NUGENT, ALC
O: 815.929.9095
C: 815.509.9005
jnugent@nugentcurtis.com



Additional Photos

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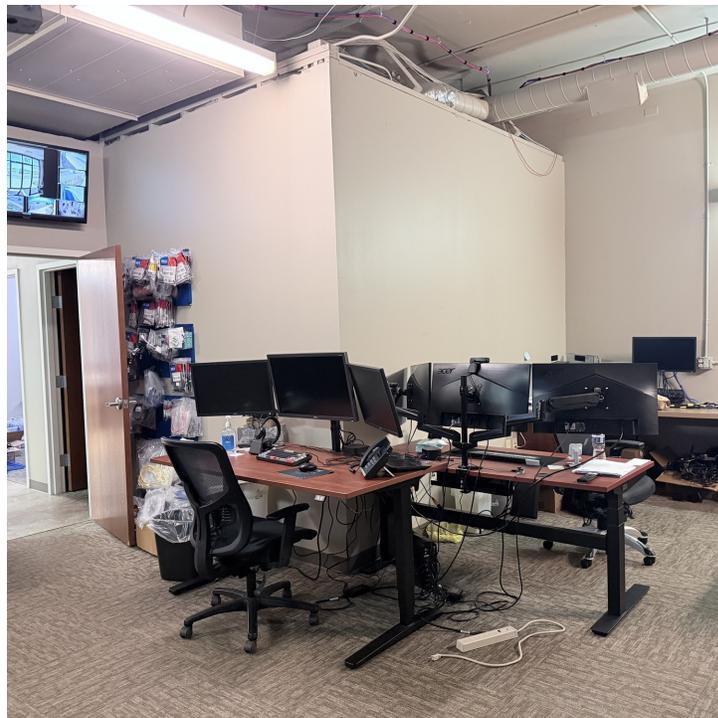
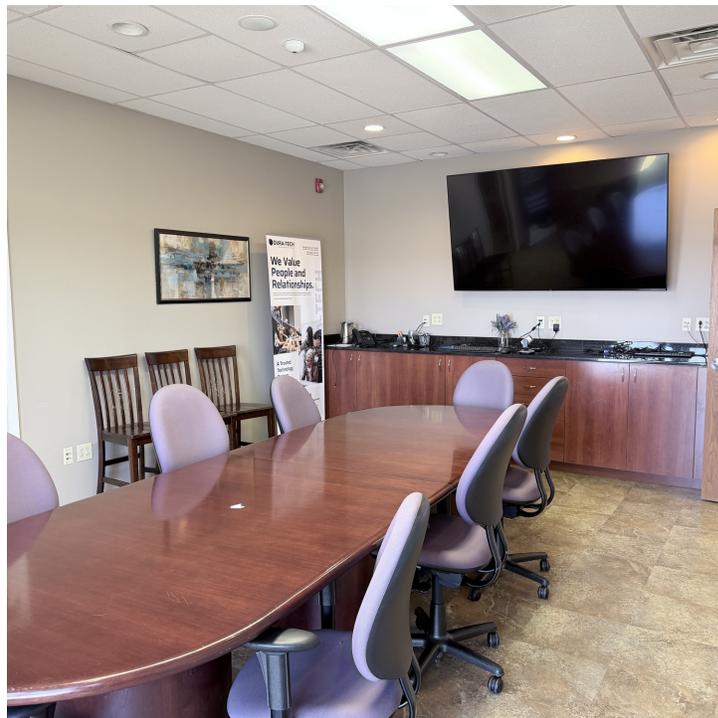


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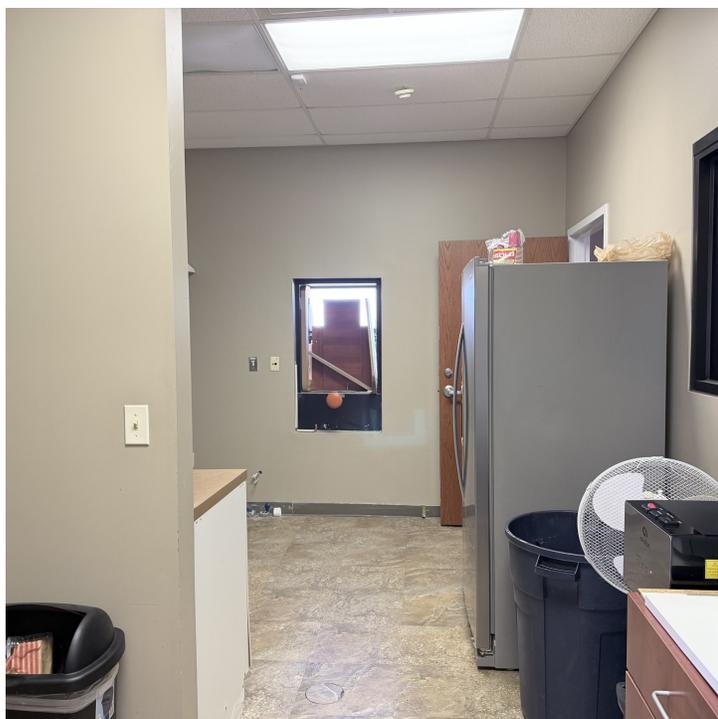


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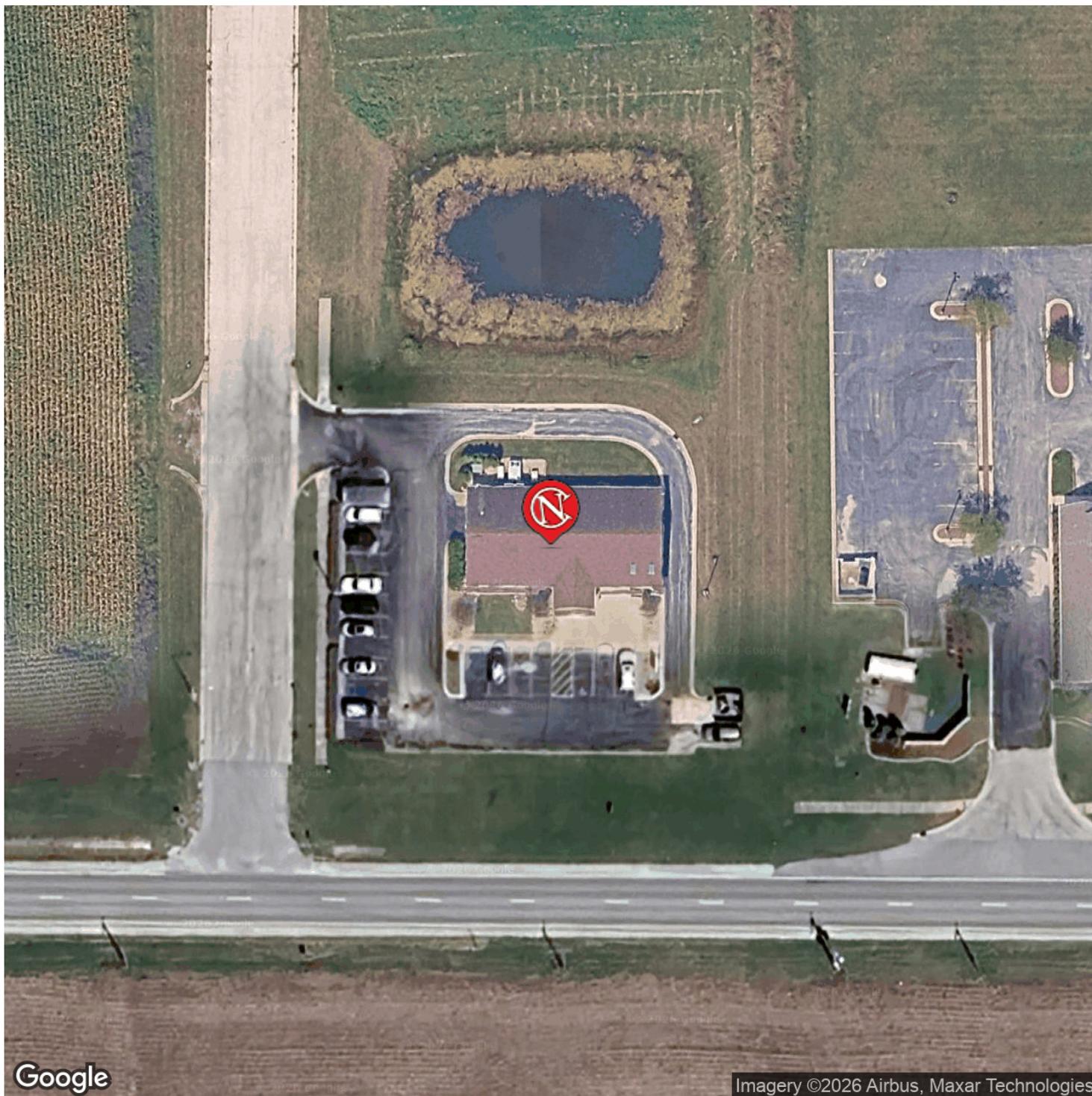


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Aerial Map

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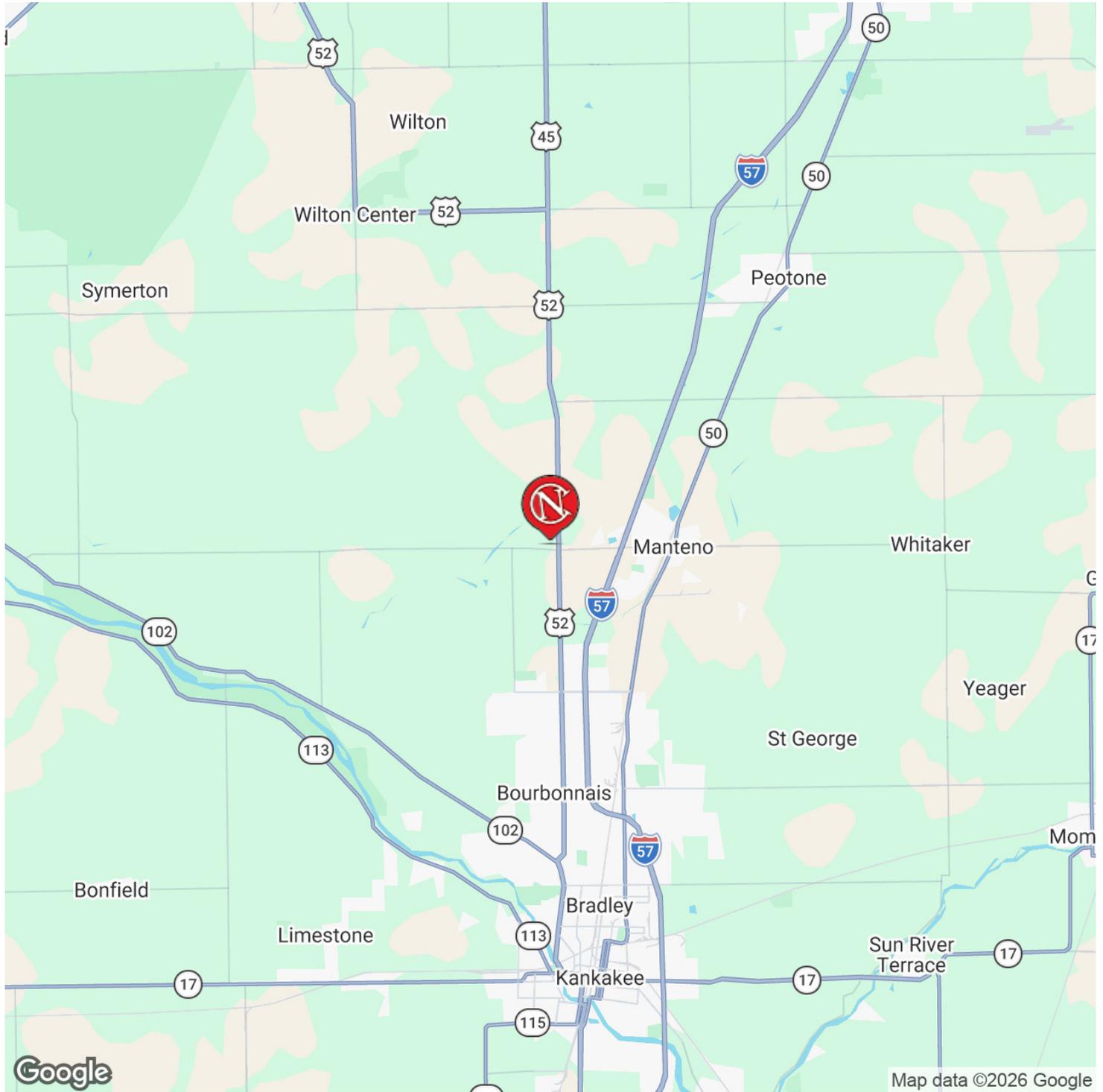


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Location Map

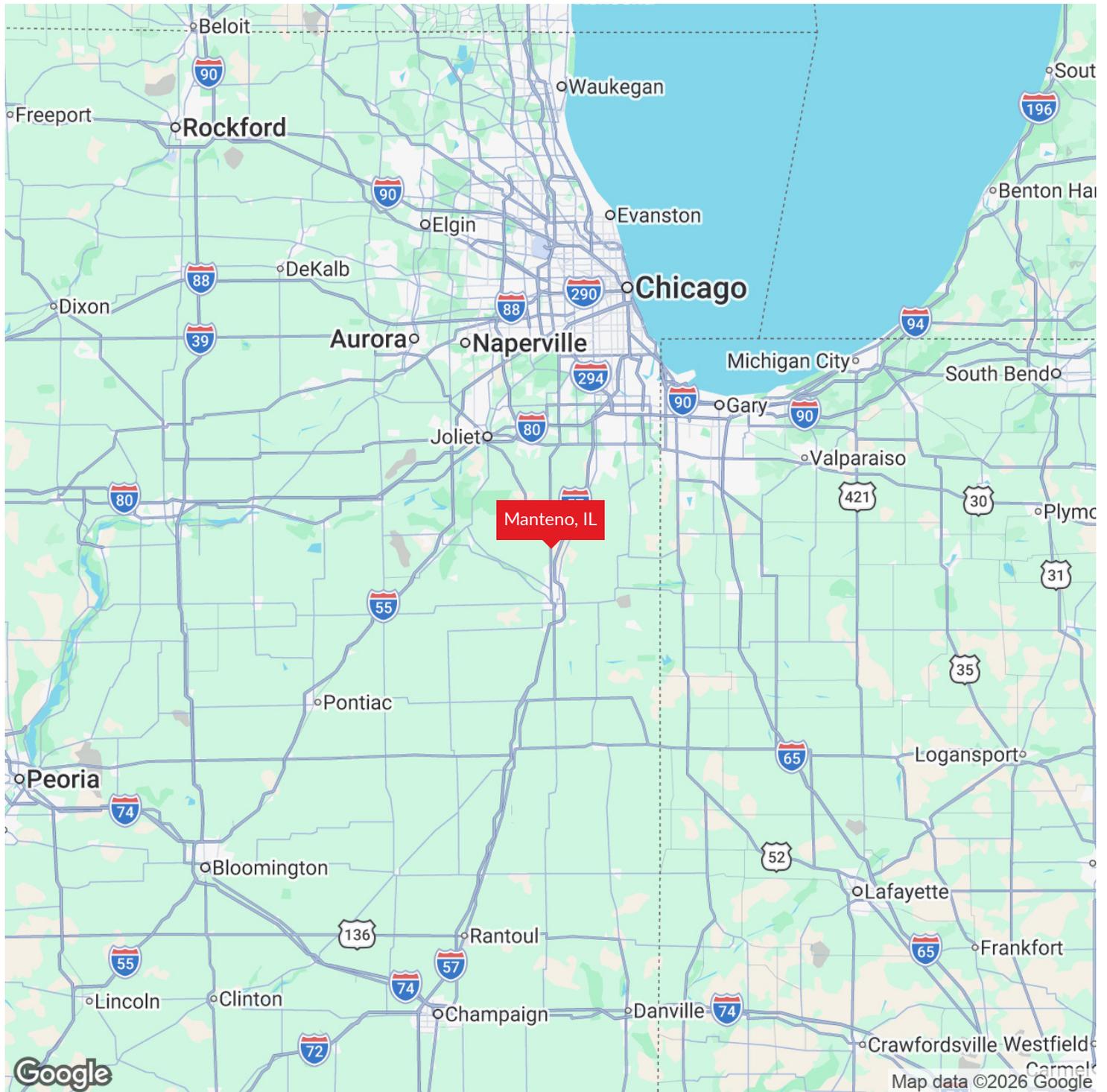
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Regional Map

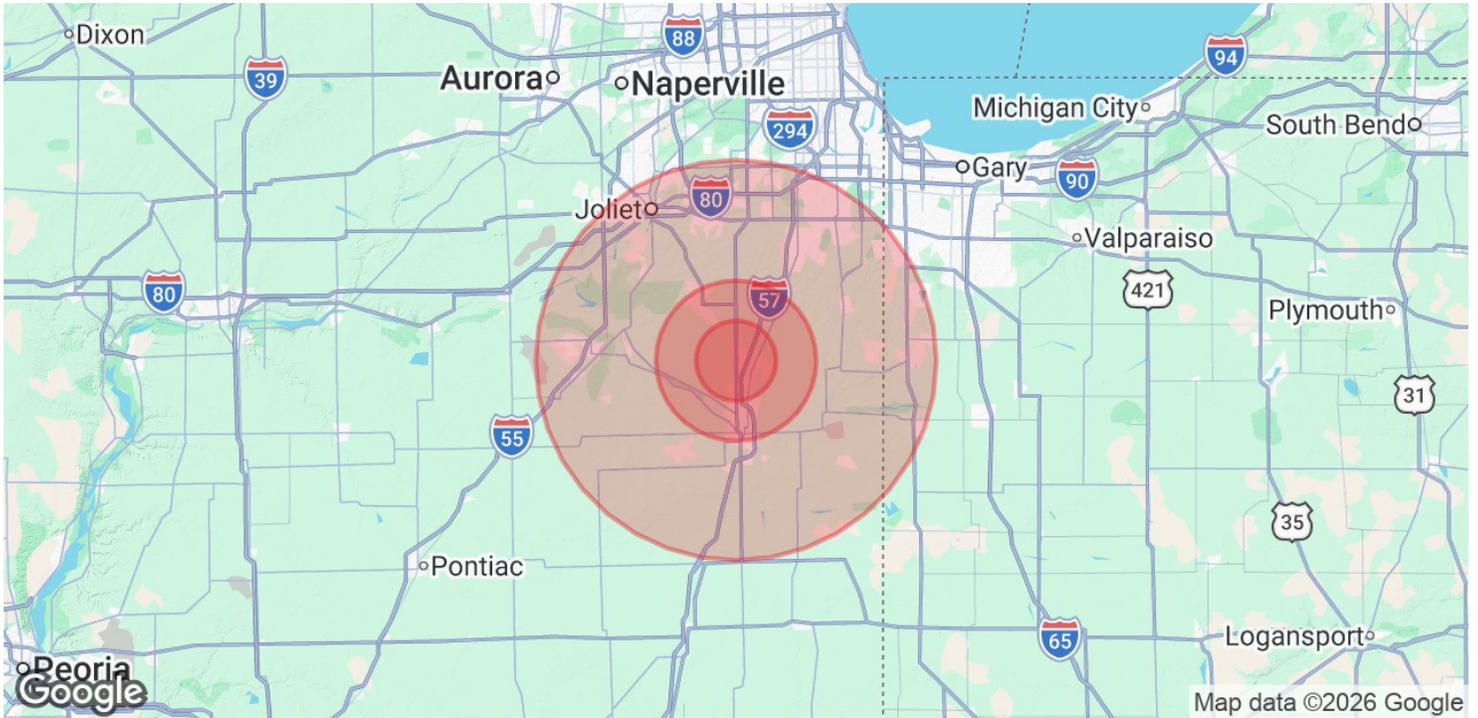
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Demographics Map & Report

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POPULATION	5 MILES	10 MILES	25 MILES
Total Population	16,518	83,693	778,874
Average Age	44.5	39.6	40.3
Average Age (Male)	41.9	38.4	38.4
Average Age (Female)	46.8	41.2	41.7
HOUSEHOLDS & INCOME	5 MILES	10 MILES	25 MILES
Total Households	6,729	32,191	288,980
# of Persons per HH	2.5	2.6	2.7
Average HH Income	\$109,317	\$91,851	\$109,441
Average House Value	\$228,714	\$219,160	\$269,792

2023 American Community Survey (ACS)

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