

2919 Illinois 173  
Spring Grove, IL 60071

For Sale

MLS #12177881 (Retail) 12178509 (Residential)

LIVE / WORK OPPORTUNITY



LIVE / WORK OPPORTUNITY

\$1,099,000 HOUSE & SHOP

**Live/Work Location**  
**3,222 SF Residence**  
**3,250 SF Shop Building**

Superb live/work location on 6.7 acres zoned B-2 in the Village of Spring Grove (zip code is Richmond).

**RESIDENCE:** Attractive and well maintained 3,222 SF 2 level 3-4 bedroom house with first floor master, 3 full baths and 2 half baths, fully finished basement with family room, office, bedroom, bath. 33x18 above ground heated pool with hot tub and deck. 2.5 car heated and air conditioned garage, sun room with heated slate floor and backup generator.

**SHOP:** 3,250 SF concrete shop with 11' ceiling, 2 drive in doors (8x10 and 14x10), 2 ADA baths, epoxy floor and 3.5 car garage. 620 SF Quonset hut with overhead door and silo for extra storage.

Live in the house and run your business out of the commercial building.

### Specifications

Description:	Live / Work Opportunity - Street Retail
Land Size:	6.7 Acres
Year Built:	1990
HVAC System:	GFA/ Central Air
Electrical:	200 amp ( house and shop)
Washrooms:	5 (house) 2 (shop)
Ceiling Height:	9 - 11 ft
Parking:	ample
Sewer/Water:	Well/Septic
Zoning:	B2
Taxes:	\$12,774.86 (2023)
PIN #:	04-12-300-022

[CLICK HERE TO VIEW OUR WEBSITE](#)

No warranty or representation is made as to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice. This document is for information purposes only. No offer of sub-agency is being made.



Senior Broker  
**Bruce Kaplan**

BruceK@PremierCommercialRealty.com  
O: 847.854.2300 xx20 C: 847.507.1759

Broker Associate  
**Shari Haefner**

ShariH@premiercommercialrealty.com  
O: 847.854.2300 x18 C: 312.671.3600

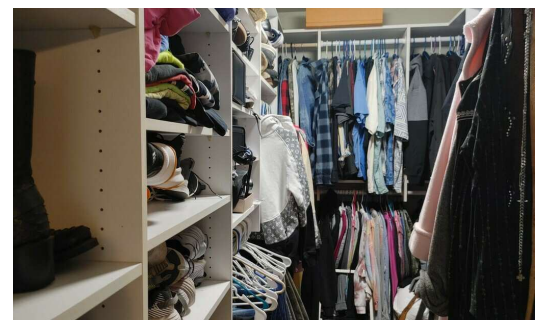
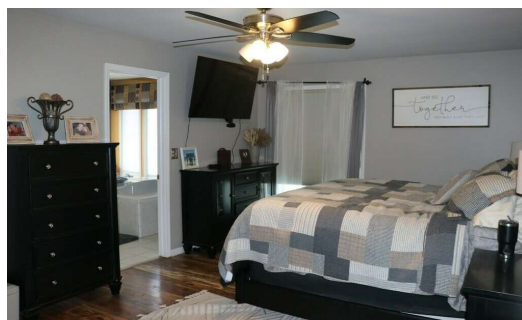
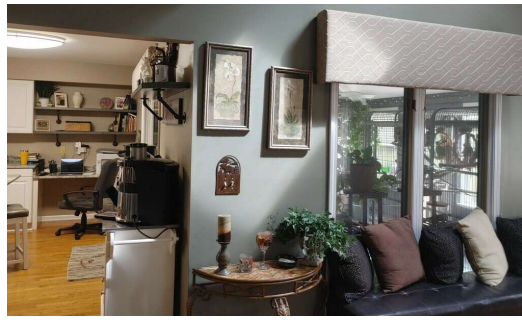
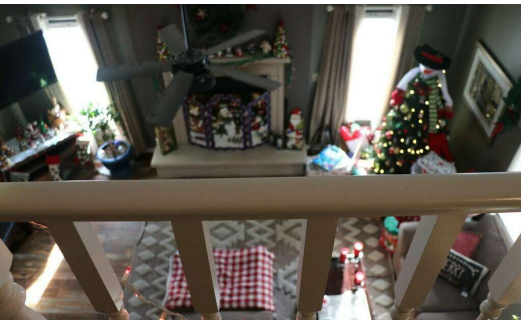
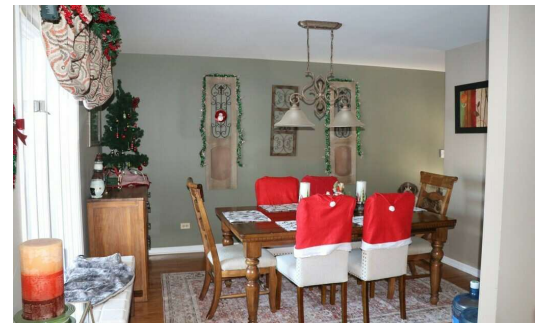
www.PremierCommercialRealty.com | 847.854.2300 | 9225 S. Route 31, Lake in the Hills, IL 60156



2919 Illinois 173  
Spring Grove, IL 60071

For Sale

LIVE / WORK OPPORTUNITY



[CLICK HERE TO VIEW OUR WEBSITE](#)

*No warranty or representation is made as to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice. This document is for information purposes only. No offer of sub-agency is being made.*

**PREMIER**  
COMMERCIAL REALTY

Senior Broker  
**Bruce Kaplan**

BruceK@PremierCommercialRealty.com  
O: 847.854.2300 xx20 C: 847.507.1759

Broker Associate  
**Shari Haefner**

ShariH@premiercommercialrealty.com  
O: 847.854.2300 x18 C: 312.671.3600

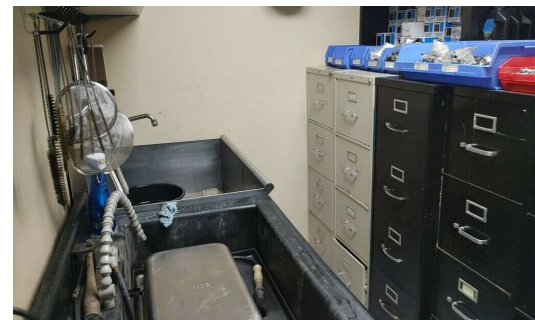
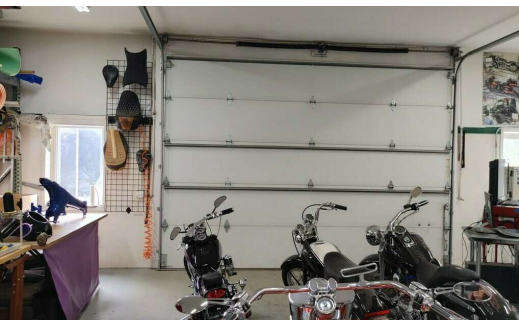
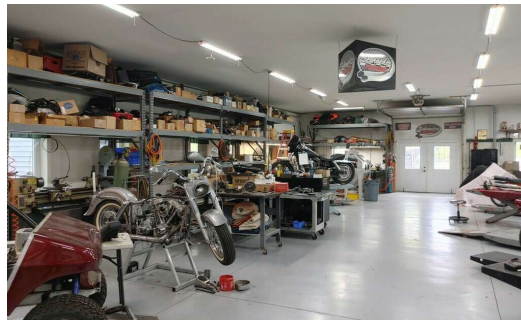
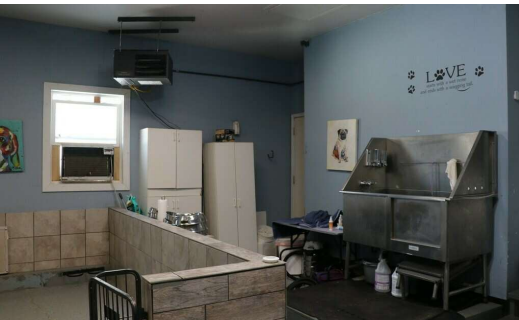
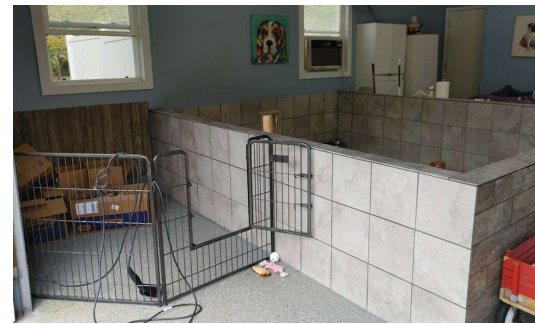
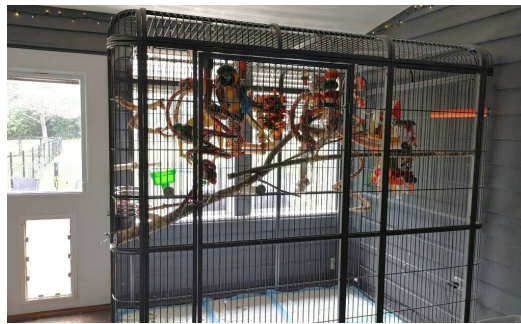
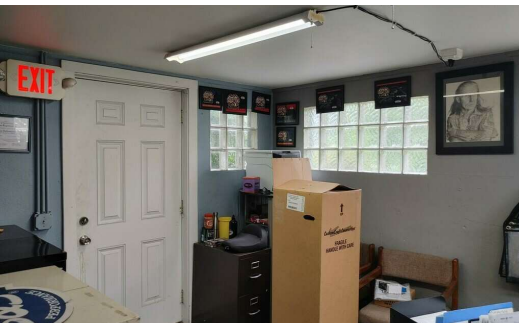
[www.PremierCommercialRealty.com](http://www.PremierCommercialRealty.com) | 847.854.2300 | 9225 S. Route 31, Lake in the Hills, IL 60156



2919 Illinois 173  
Spring Grove, IL 60071

For Sale

LIVE / WORK OPPORTUNITY



[CLICK HERE TO VIEW OUR WEBSITE](#)

*No warranty or representation is made as to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice. This document is for information purposes only. No offer of sub-agency is being made.*

**PREMIER**  
COMMERCIAL REALTY

Senior Broker  
**Bruce Kaplan**

BruceK@PremierCommercialRealty.com  
O: 847.854.2300 xx20 C: 847.507.1759

Broker Associate  
**Shari Haefner**

ShariH@premiercommercialrealty.com  
O: 847.854.2300 x18 C: 312.671.3600

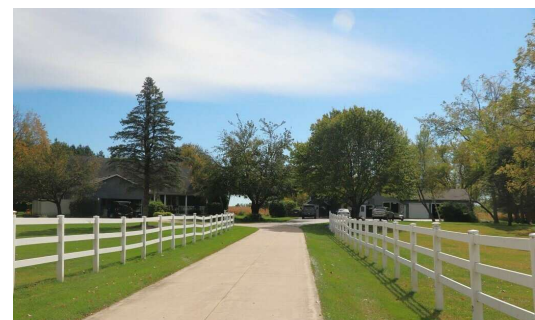
[www.PremierCommercialRealty.com](http://www.PremierCommercialRealty.com) | 847.854.2300 | 9225 S. Route 31, Lake in the Hills, IL 60156



2919 Illinois 173  
Spring Grove, IL 60071

For Sale

LIVE / WORK OPPORTUNITY



[CLICK HERE TO VIEW OUR WEBSITE](#)

*No warranty or representation is made as to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice. This document is for information purposes only. No offer of sub-agency is being made.*



Senior Broker  
**Bruce Kaplan**

BruceK@PremierCommercialRealty.com  
O: 847.854.2300 xx20 C: 847.507.1759

Broker Associate  
**Shari Haefner**

ShariH@premiercommercialrealty.com  
O: 847.854.2300 x18 C: 312.671.3600

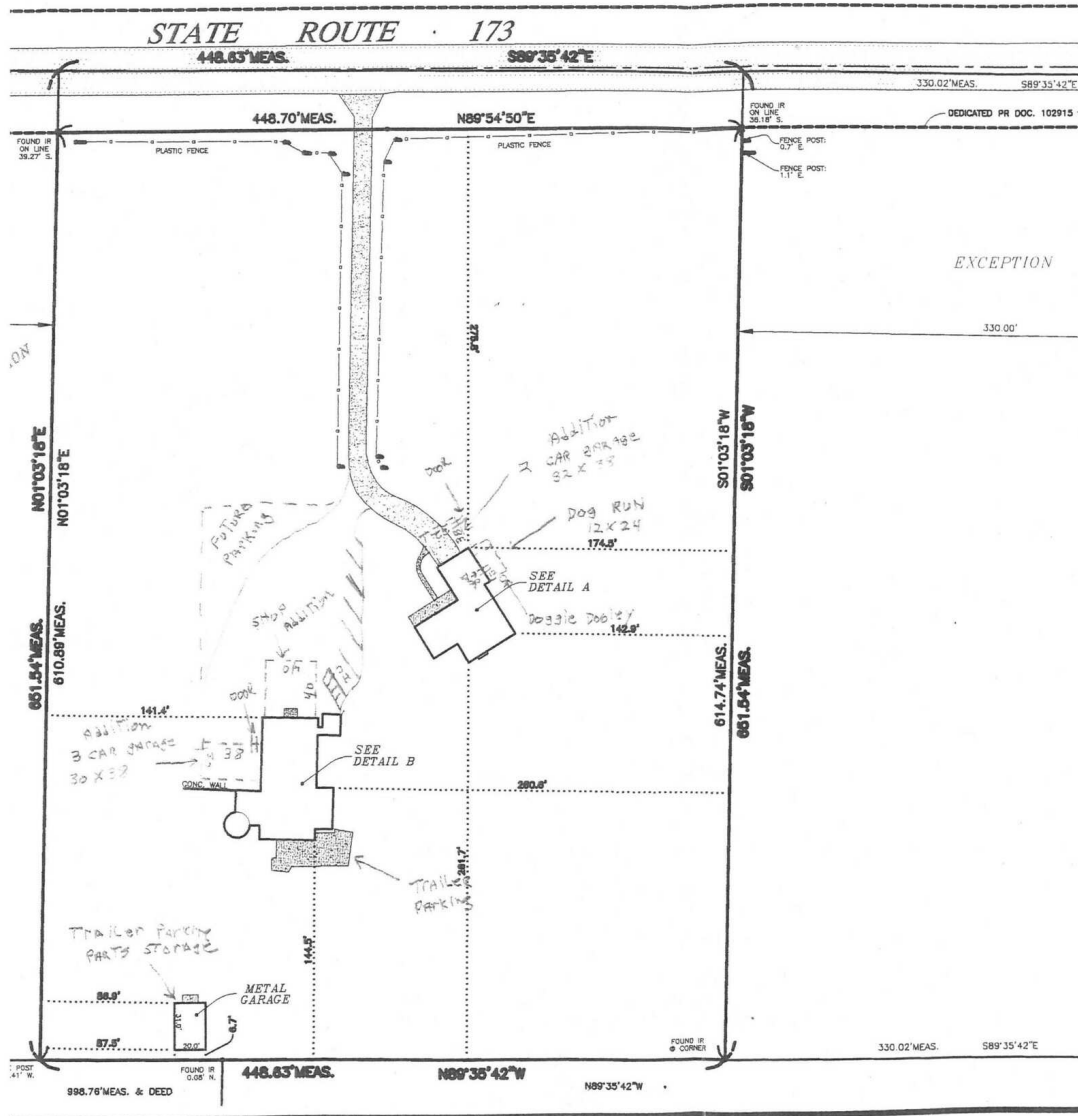
www.PremierCommercialRealty.com | 847.854.2300 | 9225 S. Route 31, Lake in the Hills, IL 60156



LIVE / WORK OPPORTUNITY

SITE PLAN

THE NORTH 851.5 FEET OF THE EAST 998.76 FEET OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 46 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPTING THEREFROM THE WEST 220.00 FEET THEREOF AND THE EAST 330.00 FEET THEREOF, ALL IN MCHEERY COUNTY, ILLINOIS.



CLICK HERE TO VIEW OUR WEBSITE

No warranty or representation is made as to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice. This document is for information purposes only. No offer of sub-agency is being made.



Senior Broker  
**Bruce Kaplan**  
BruceK@PremierCommercialRealty.com  
O: 847.854.2300 xx20 C: 847.507.1759

Broker Associate  
**Shari Haefner**  
ShariH@premiercommercialrealty.com  
O: 847.854.2300 x18 C: 312.671.3600

www.PremierCommercialRealty.com | 847.854.2300 | 9225 S. Route 31, Lake in the Hills, IL 60156