

3401 Richmond Rd, Johnsburg, IL

**Contractor Yard For Sale!****4.90 ACRES FOR SALE**

## SPECIFICATIONS

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TOTAL BUILDING SIZE: 9,088 SF

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INDUSTRIAL BUILDINGS: 5,000 SF & 2,800 SF

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RESIDENTIAL HOUSE: 1,288 SF

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LAND AREA: 4.9 Acres

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LOADING: 4 Drive-in Doors

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POWER: 100 amp & 200 amp service

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CEILINGS: 16' Clear

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ZONING: C-1

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PARKING: Ample

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AGE: 1987; 2000

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Traffic Count: 24,000 Cars

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REAL ESTATE TAXES: \$27,131

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**SALE PRICE: \$1,000,000**

- Ideal property for contractors with two buildings and land for storage
- Residential house & billboard with income potential
- CANNABIS APPROVED – Dispensary, grow, cultivation, infusing, processing and transport

### Contact:

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3550 Salt Creek Lane, Suite 104, Arlington Heights, IL. 60005

**ENTRE**  
Commercial Realty LLC

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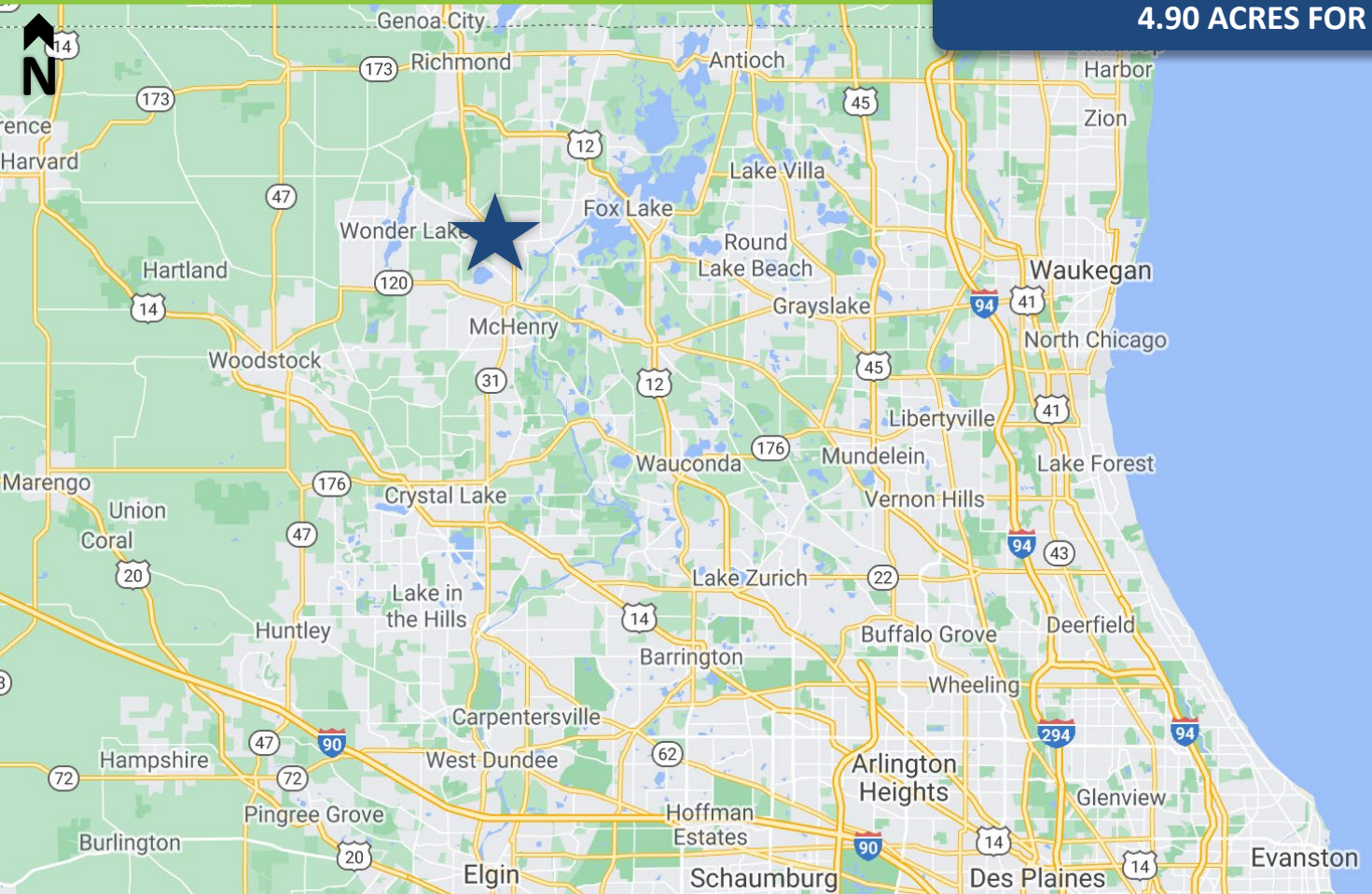
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## LOCATION

- Great exposure along Route 31
- Located in McHenry county
- Strong Labor Force

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