

Former American Legion Hall

315 Park Drive Marengo, IL 60152

For Sale

MLS #12025079

RETAIL



FREE STANDING 5,200 SF

\$499,900 (\$96.13 PSF)

Free Standing Block and Brick Building

Free standing 5,200 SF block and brick building at the busy corner of Park Dr. and Route 20 (Grant Highway) on 1.39 acres, in Marengo with signage on corner.

Great location on the west side of town with ample gravel parking lot and large lawn area along Route 20. This former American Legion Hall is ideal for a restaurant, retail, or banquet facility. Ideal location just north of I-90/ Route 23 interchange.

The current layout has a large banquet room, bar area and a former kitchen with triple basin sink, hand sink and 12' hood. Lots of storage with 8x7 DID for deliveries.

The building has been vacant, power and gas to be reconnected. Being sold "AS-IS". High traffic corner site for potential re-development opportunity.

Specifications

Description:	Free Standing Building
Building Size:	5,200 SF
Land Size:	1.39 AC
Year Built:	1971
Electrical:	To Be Reconnected at Pole
Sprinklers:	No
Washrooms:	2 (non ADA)
Ceiling Height:	9 - 16 ft
Parking:	Gravel
Sewer/Water:	City
Zoning:	B2
Taxes:	\$8,339.88 (2023)
PIN #:	11-35-100-058

Demographics	1 Mile	3 Miles	5 Miles
Total Population	1,382	8,660	11,712
Average HH Income	\$64.663	\$80.225	\$87.737

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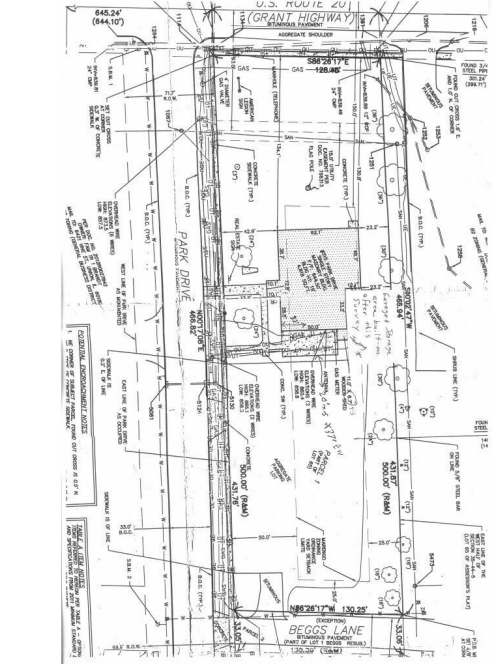
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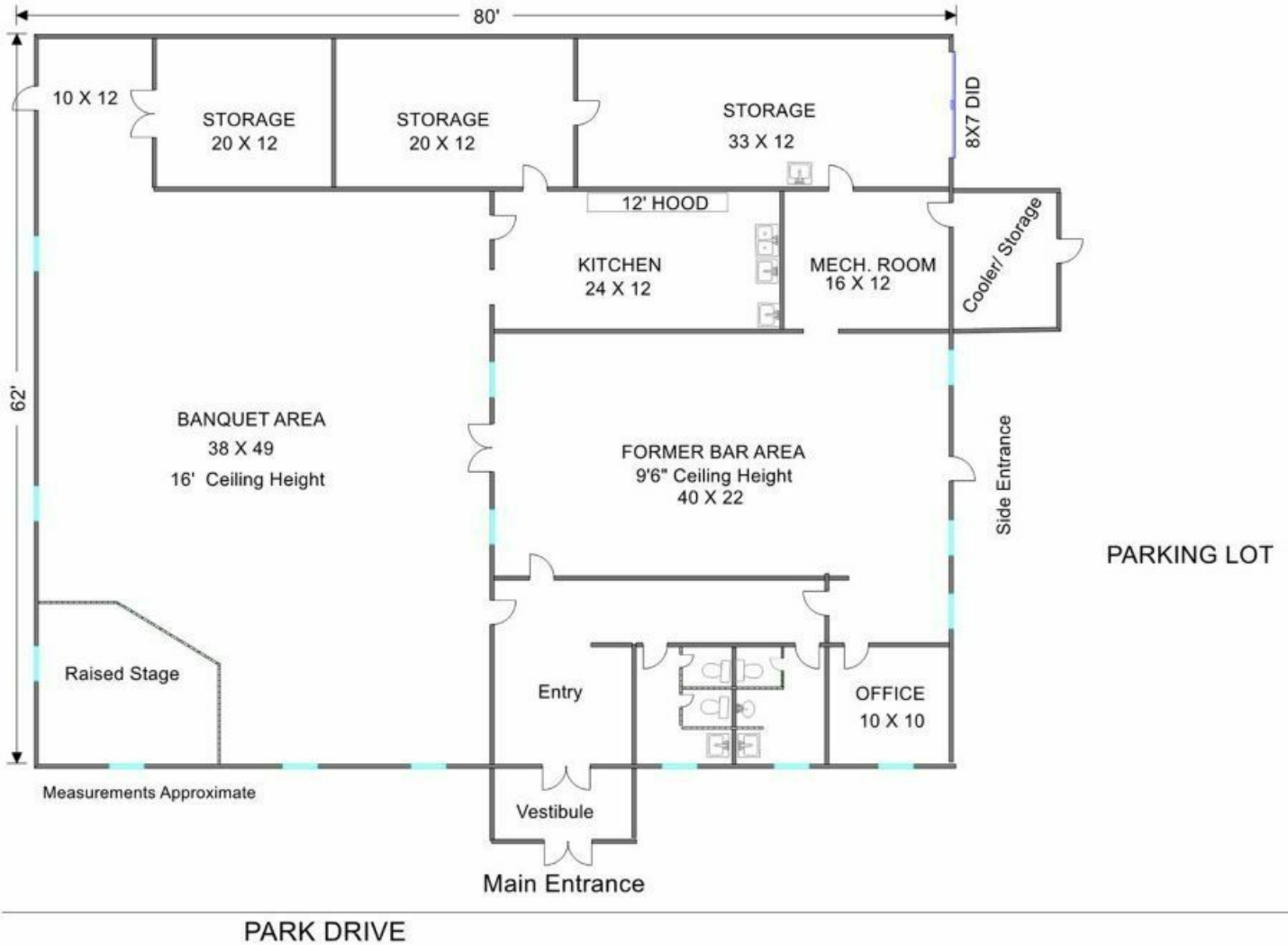
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