

12407 Main St
Huntley, IL 60142

For Sale

MLS #12433221

LIVE/WORK



LIVE/WORK - MIXED USE BUILDINGS

\$995,000

**Live/Work
Mixed Use Property
Single Family Residence & Additional Buildings
On 4.96 Acres**

Located just one mile west of Route 47 is a combination of uses on 4.96 acres including a two-story single family residence (built in 1905 with several updates over the years), a two-story barn, two silos, six metal farm related structures and a small corn field.

Given the location and existing structures, a myriad of commercial uses are possible, including landscape facility, general contractor yard, garden and/or flower shop, nursery, vehicle and/or boat storage, wedding venue, etc.

To the immediate west of the property is a site approved for a 15,000 SF retail center, and to the east are the Huntley Park District recreation site and pool.

See page 2 of flyer for details about each building on the property.

Specifications

Description:	Live/Work - Mixed Use
Land Size:	4.96 AC
Year Built:	1905 w/ Several Updates
HVAC System:	Varies
Electrical:	Varies
Ceiling Height:	Varies
Parking:	Ample
Sewer/Water:	City
Zoning:	B-2
Taxes:	\$9,365 (2024)
PIN #:	18-32-201-044

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Residence
2-Story Plus Basement
2,382 SF
Outdoor Concrete Patio
4 Bedroom / 1 Bath



Garage
3 Car
609 SF (29'x21')
OH Doors w/ Openers
Pitched Roof



Metal Clad Barn
Cattle Pens / Hay Loft
3,760 SF (40'x27')
3 Sliding Doors
(1) 14'x16' (2) 10' x 7'



Metal Corn Crib
812 SF (29'x28')
13' Clear
1 Sliding Door (14'x13')
Pitched Roof



Metal Building / Equip. Storage
3,645 SF (81' x 45')
14' Clear
2 Sliding Doors (20'x14')
Pitched Roof



Ancillary Cattle Metal Barn
1,944 SF (54' x 36')
12' Clear
2 Sliding Doors (15'x10')
Pitched Roof



Metal Bldg. Office / Storage
1,550 SF (50' x 31')
12' Clear
2 Sliding Doors (14'x12')
Pitched Roof



Metal Bldg. Chicken Coop
1,000 SF (50'x20')
6-8' Clear
1 Sliding Door (15'x7')
Pitched Roof

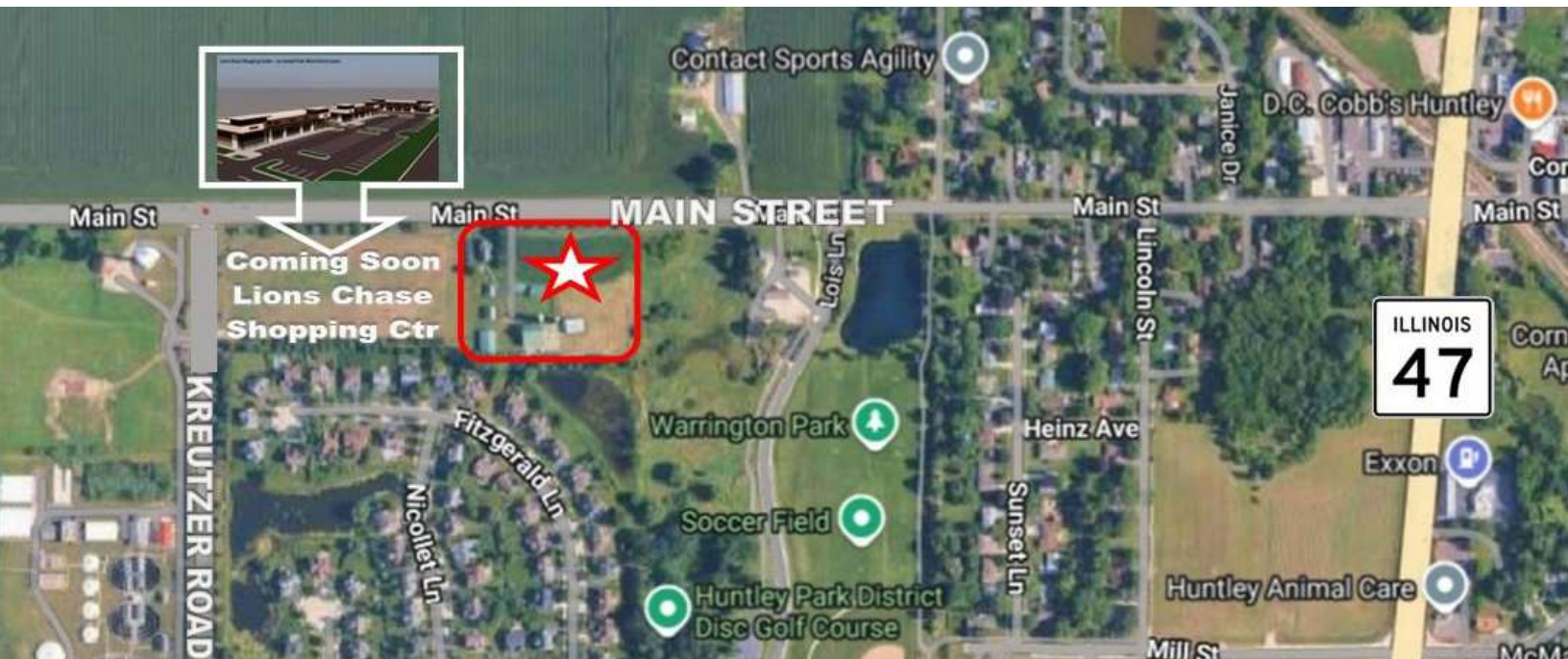


Metal Bldg. Milk House
169 SF (13'x13')
8' Clear
1 Man Door
Pitched Roof

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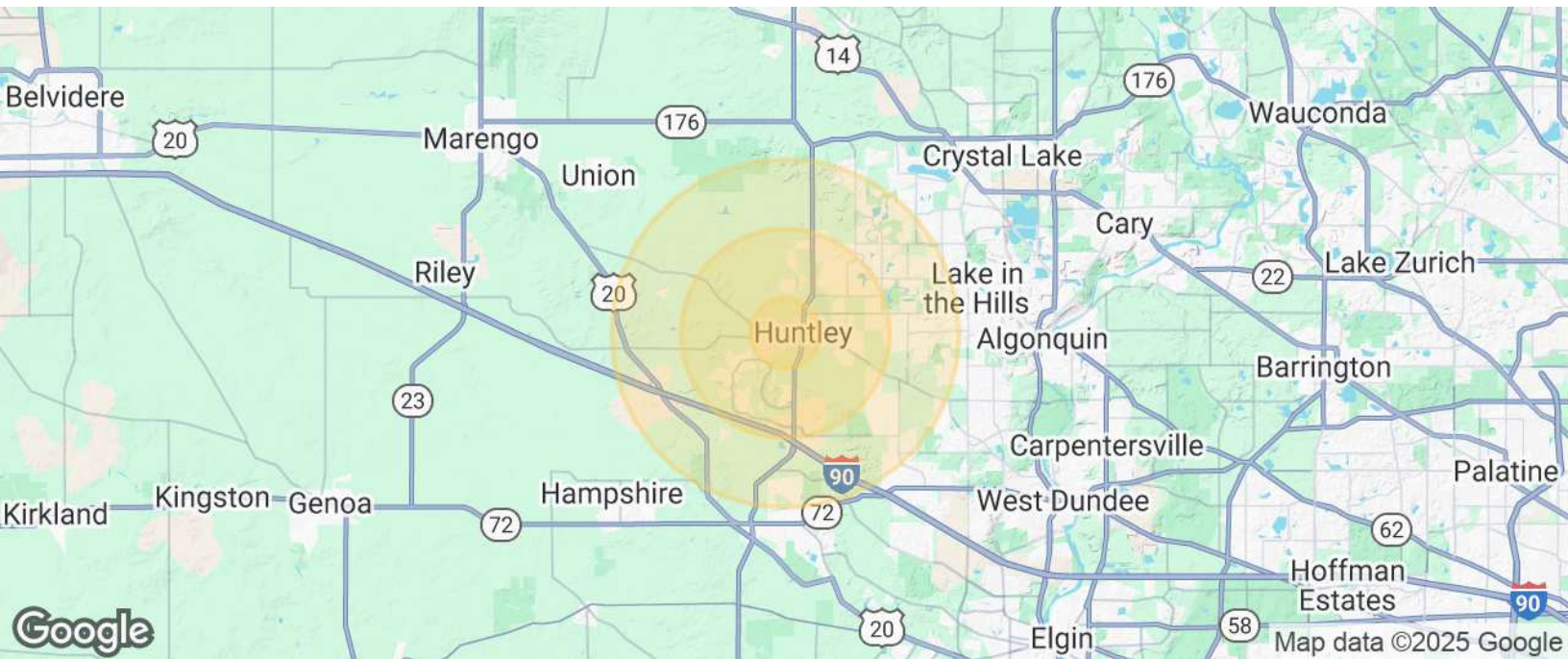


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Population	1 Mile	3 Miles	5 Miles
Total Population	4,367	35,758	77,648
Average Age	50	46	42
Average Age (Male)	48	45	42
Average Age (Female)	51	47	43

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	1,882	13,676	28,020
# of Persons per HH	2.3	2.6	2.8
Average HH Income	\$110,439	\$136,741	\$152,556
Average House Value	\$321,387	\$341,615	\$360,215

Demographics data derived from AlphaMap

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