

SALE

10 W MAIN ST
10 W Main St Cary, IL 60013



PROPERTY DESCRIPTION

MAIN & FIRST - 8,280 square foot, multi-tenant office building.
AMAZING VISIBILITY - Traffic light corner on MAIN ST. (Rt. 14) and 1st Street. Ample parking and the building backs up to a pond.

LOCATION DESCRIPTION

NWC Rt. 14 (Main) and N 1st Street, Cary.

the property is located within the planning area for the Village of Cary's Downtown Cary Strategic Plan (adopted June 2021) and the newly created Central Cary Tax Increment Financing District – TIF #3 (adopted August 2023).

[Link to Downtown Plan: Downtown Cary Strategic Plan](#)

[Link to TIF #3 Information: Village Website / Map of Approved TIF #3 Area](#)

OFFERING SUMMARY

Sale Price:	\$740,000	\$890,000
Number of Units:		6
Building Size:		8,280 SF
Zoning:		B-3
APN:		19-13-229-027

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	3,503	35,731	137,085
Total Population	9,254	91,568	368,653
Average HH Income	\$110,627	\$116,179	\$122,508

PROPERTY HIGHLIGHTS

- Hard Corner - Rt. 14 & 1st St.
- Investment or Owner/User

Jim Finnegan
630 947 5024



**COLDWELL BANKER
COMMERCIAL**
REAL ESTATE GROUP