

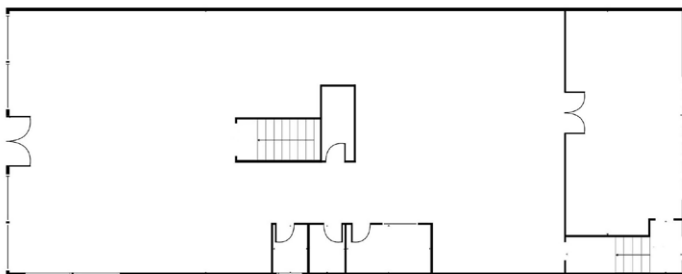


Retail / Office Opportunity with High Visibility in McHenry

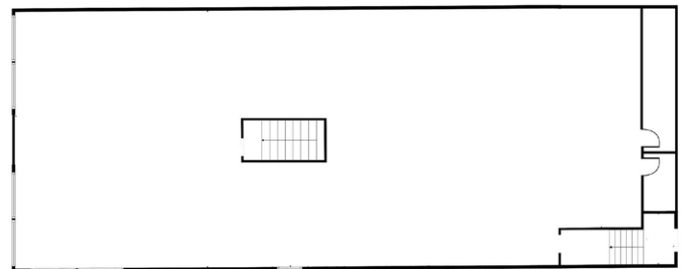
4618 W ELM ST
MCHENRY, IL

VersaRES.com

1ST FLOOR | 4,000 SF



2ND FLOOR | 4,000 SF





BUILDING HIGHLIGHTS

- ▶ 8,000 SF Available for Owner-Occupant
- ▶ Retail Presence
- ▶ Excellent Visibility with 26,000 vehicles passing daily
- ▶ Double Drive-In Doors
- ▶ Signage Opportunities Along Elm St

PROPERTY SUMMARY

ASKING SALE PRICE	\$487,000 (\$60.88 PSF)
BUILDING SF	8,000 SF
YEAR BUILT	1963
PARKING RATIO	3.13 / 1,000 SF

AREA AMENITIES

- ▶ Close Proximity to Route 120 and Route 31 for convenient travel
- ▶ Located near numerous Businesses, Restaurants and Shopping Centers
- ▶ Nearby Veterans Park and McHenry Dam State Park
- ▶ Convenient access to the Metra train station, providing direct connections to Chicago



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