

237 E Main St , Barrington, IL 60010

Offered at \$475,000



Pin: 01011030010000

SF: 2,200+

Zoning: B-5

Tax year 2022 (Billed in 2023): \$13,013

Parking: 10 private + public parking

Contact:

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Seize the opportunity to own a highly visible retail/office building in the bustling heart of downtown Barrington. This well-maintained, all-brick property offers flexibility and high foot traffic, making it perfect for service or retail businesses. The building currently features two units: a 1,546 SF unit on the main floor, which is owner-occupied and will be vacant upon closing, and a 620 SF unit leased to "Grand Frame" with four years remaining on their lease. Additionally, there is a 400 SF unit on the second floor. The 1,546 SF unit has the potential to be divided, allowing for a third unit if desired. The property includes ten convenient parking spots in front of the building, with additional parking available in a nearby village-owned lot by permit. Its prime downtown location ensures exceptional visibility, attracting attention from both pedestrians and drivers. This property's strategic location and structural integrity offer a unique opportunity for investors and business owners alike. Don't miss out on this prime downtown Barrington location.

## **Investment Highlights**

### **Prime Downtown Location**

- Located in the bustling heart of downtown Barrington, ensuring high visibility and foot traffic.
- Exceptional visibility from both pedestrians and drivers.

### **Well-Maintained Property**

- All-brick building offering structural integrity and aesthetic appeal.
- Flexibility for service or retail businesses.

### **Current Tenants and Leasing Details**

- 1,546 SF unit on the main floor, owner-occupied, to be vacant upon closing.
- 620 SF unit leased to "Grand Frame" with four years remaining on the lease.
- Additional 400 SF unit on the second floor.

### **Potential for Unit Division**

- The 1,546 SF unit on the main floor has the potential to be divided, creating a third unit.

### **Parking Availability**

- Ten convenient parking spots in front of the building.
- Additional parking available in a nearby village-owned lot by permit.

### **Investment Opportunity**

- High foot traffic area perfect for retail or service businesses.
- Strategic downtown location ensuring ongoing demand and visibility.

### **Summary**

- Seize the opportunity to own a highly visible retail/office building in downtown Barrington. This property offers significant flexibility, strategic location, and the potential for increased rental income through unit division. Ideal for investors and business owners seeking a prime location with structural integrity and high visibility.