

105 Municipal Drive, Marengo Illinois

Available: 1,600 SF Retail



Heavy Parking

FOR SALE/LEASE: Downtown Retail Space

BUILDING SIZE: 1,600 SF

LOT SIZE: .03 acres

CAR PARKING: Ample (37 Spaces; Municipal Lot)

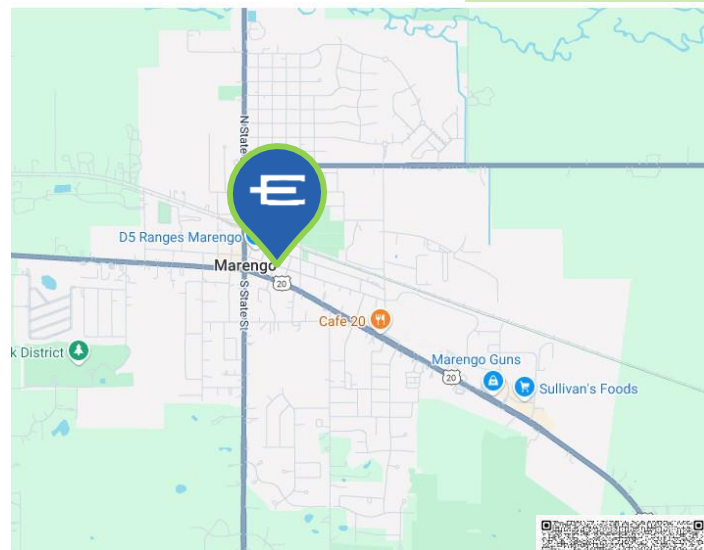
ZONING: B1 (Central Business District)

POWER: 200 Amp/220V

REAL ESTATE TAXES: \$4,370.50 (2024)

LEASE RATE: \$1,200.00/Month Modified Gross

SALE PRICE: \$208,000



SCAN FOR LISTING

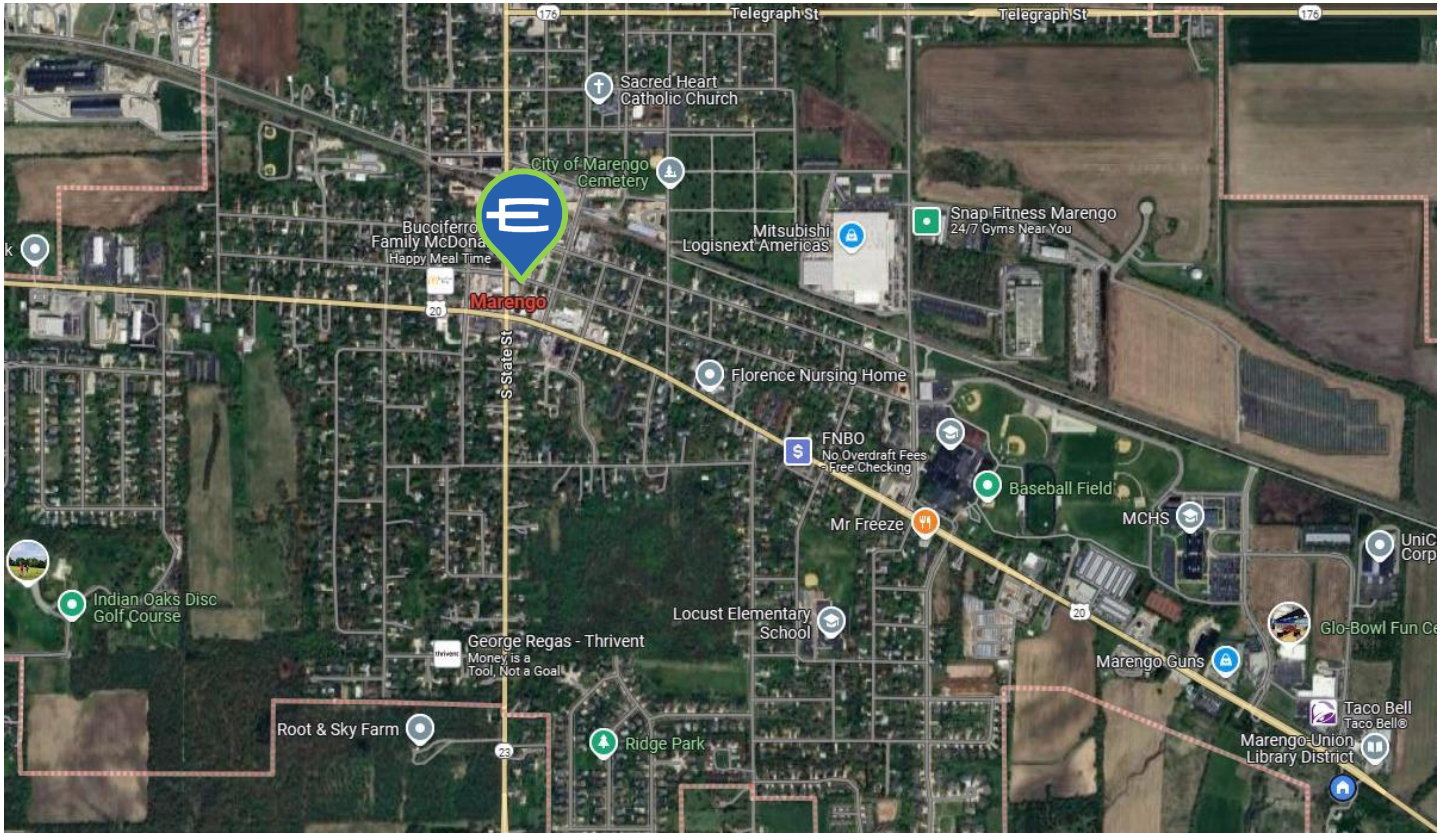
ENTRE
Commercial Realty LLC

Michael DeSerto
224-588-3026
mdeserto@entrecommercial.com

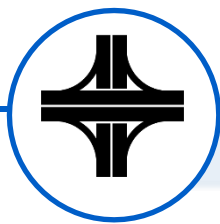
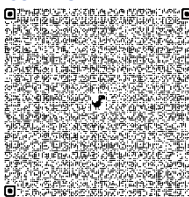
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The information contained herein is from sources deemed reliable but is submitted subject to errors, omissions and to change of price or terms without notice.

LOCAL MAP



SCAN FOR MAP VIEW



**Access To I-90/IL-23
(4-way Interchange)**



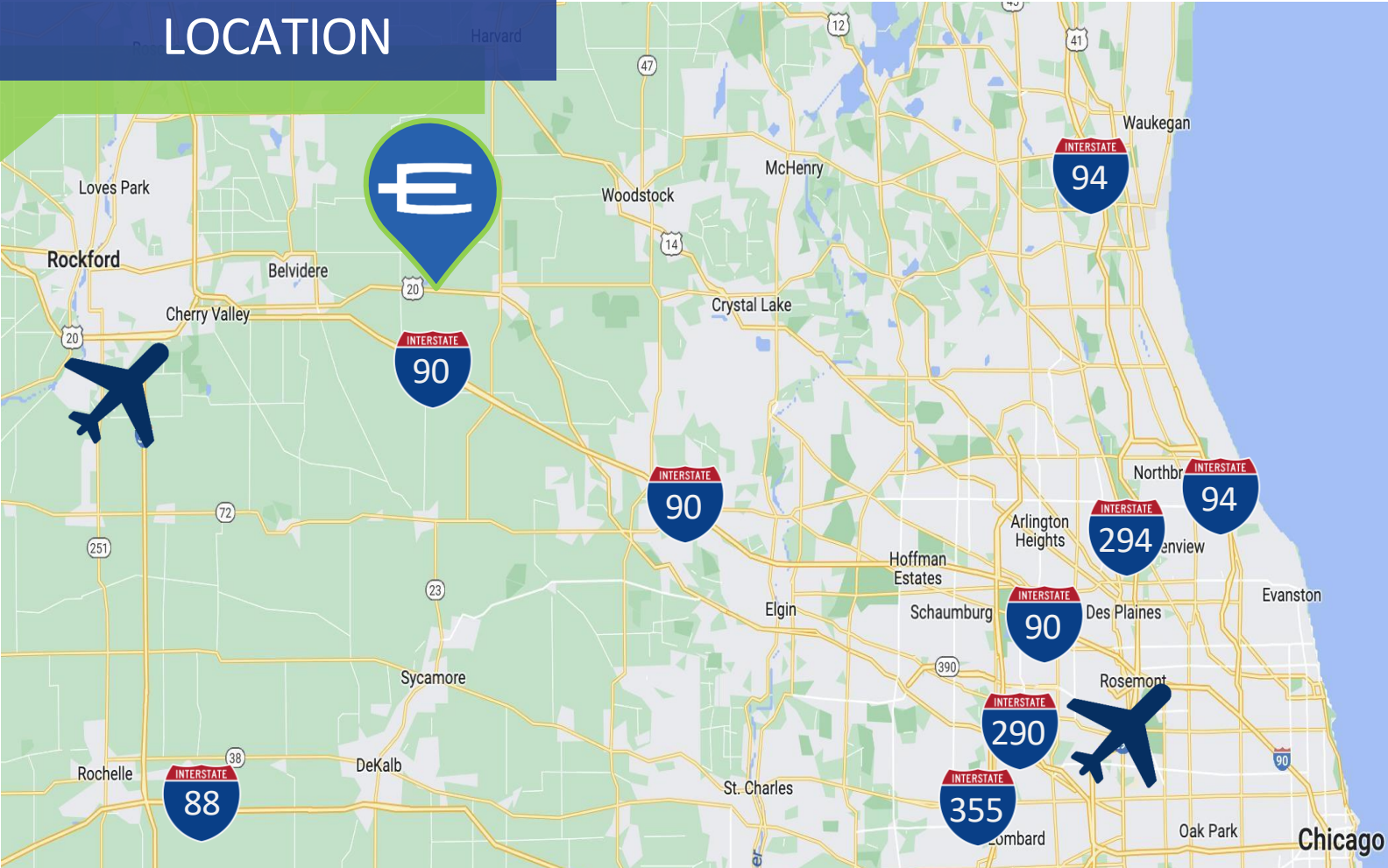
**Located in Downtown
Business District**

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LOCATION



105 Municipal Drive, Marengo IL

Amenities:

Childcare, Recreation, Restaurants, Retail



**35 Miles from
DuPage
Airport**



**43 Miles from
O'Hare Intl
Airport**



**29 Miles from
Rockford Intl
Airport**