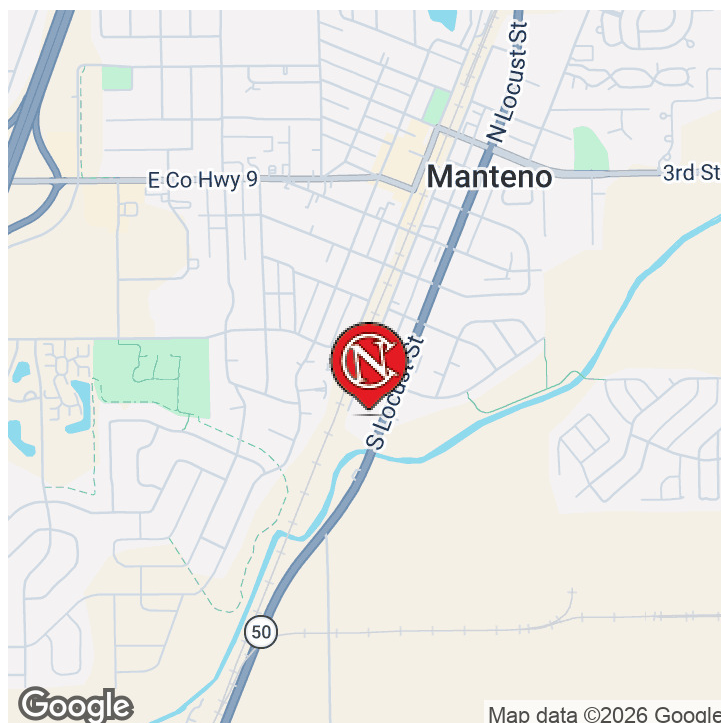


14,000 Square Foot Commercial Building

PROPERTY FOR SALE 395 S LOCUST ST, MANTENO, IL



OFFERING SUMMARY

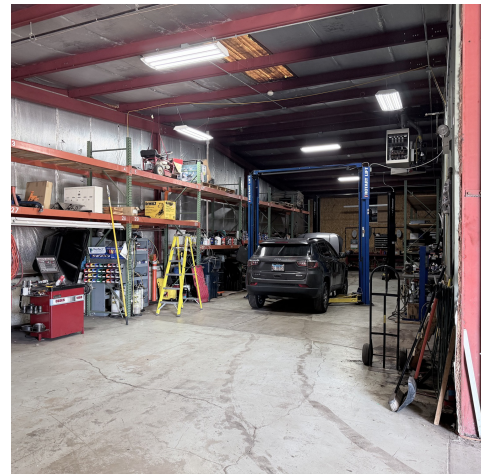
Sale Price:	\$999,000
Building Size:	14,080 SF
Lot Size:	39,681 SF
Number of Units:	3
Zoning:	FB1
Real Estate Taxes:	\$15,300

PROPERTY OVERVIEW

14,000 SF commercial building on the busy Route 50 corridor in Manteno, IL. Position your business for success with this 14,000 square foot commercial property located along the highly trafficked Route 50 corridor in Manteno, Illinois. Offering outstanding visibility and accessibility, this property is ideally suited for its current use as an auto repair facility while also presenting additional income potential through leasable units within the building. Constructed with a durable steel frame, the building is built for long-term performance and functionality. The roof is approximately seven years old, providing added peace of mind for future ownership. The structure is fully insulated and heated, ensuring year-round operational comfort and efficiency. Power capabilities are well-suited for industrial or automotive use, featuring 440-watt, 3-phase power with a transformer located on-site. The facility includes one 10' x 12' drive-in door and one 12' x 12' drive-in door, along with one dock for added logistical flexibility. Parking is available at both the front and rear of the building, offering convenience for customers, employees, and service vehicles. Zoned FB1, the property allows for a variety of commercial uses, making it attractive to owner-users and investors alike. With established utility as an auto repair facility and supplemental income potential from additional units, this property delivers both operational functionality and strong investment appeal in one of Manteno's most active commercial corridors. Automotive Repair Business and Equipment available for sale separately.

Property Photos

COMMERCIAL PROPERTY FOR SALE 395 S LOCUST ST, MANTENO, IL

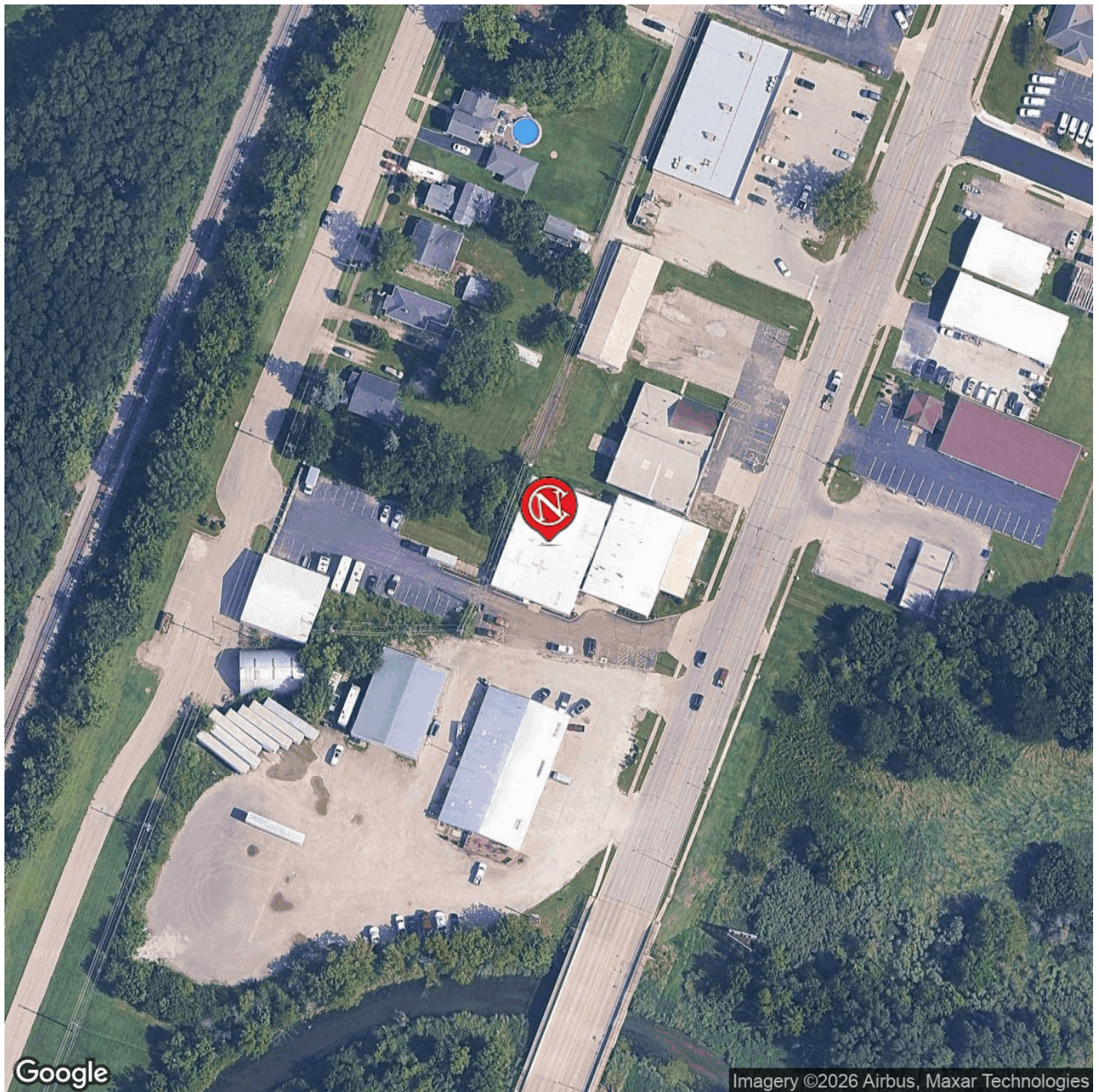


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jnugent@nugentcurtis.com



Aerial Map

COMMERCIAL PROPERTY FOR SALE 395 S LOCUST ST, MANTENO, IL

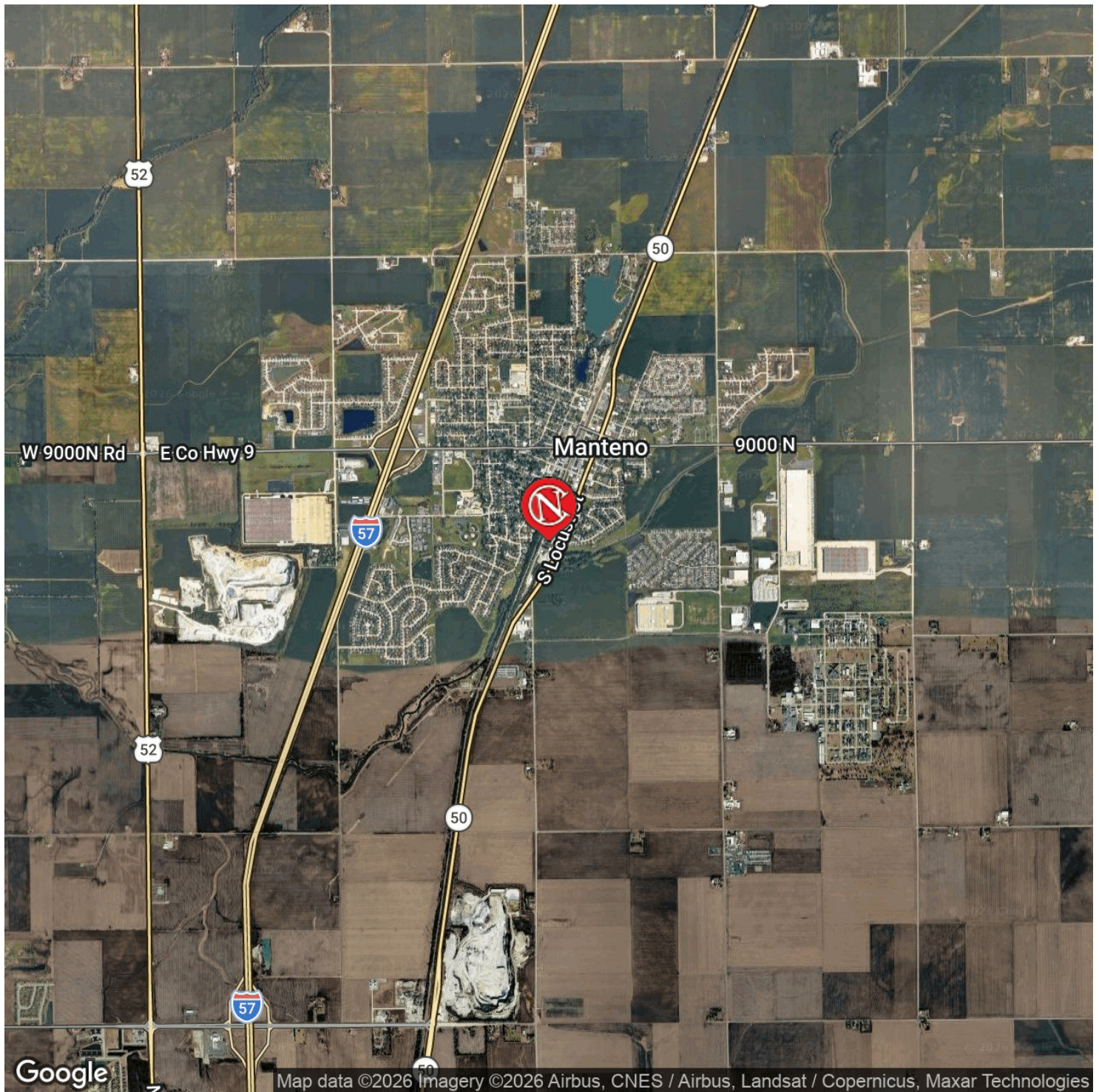


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Location Map

COMMERCIAL PROPERTY FOR SALE 395 S LOCUST ST, MANTENO, IL

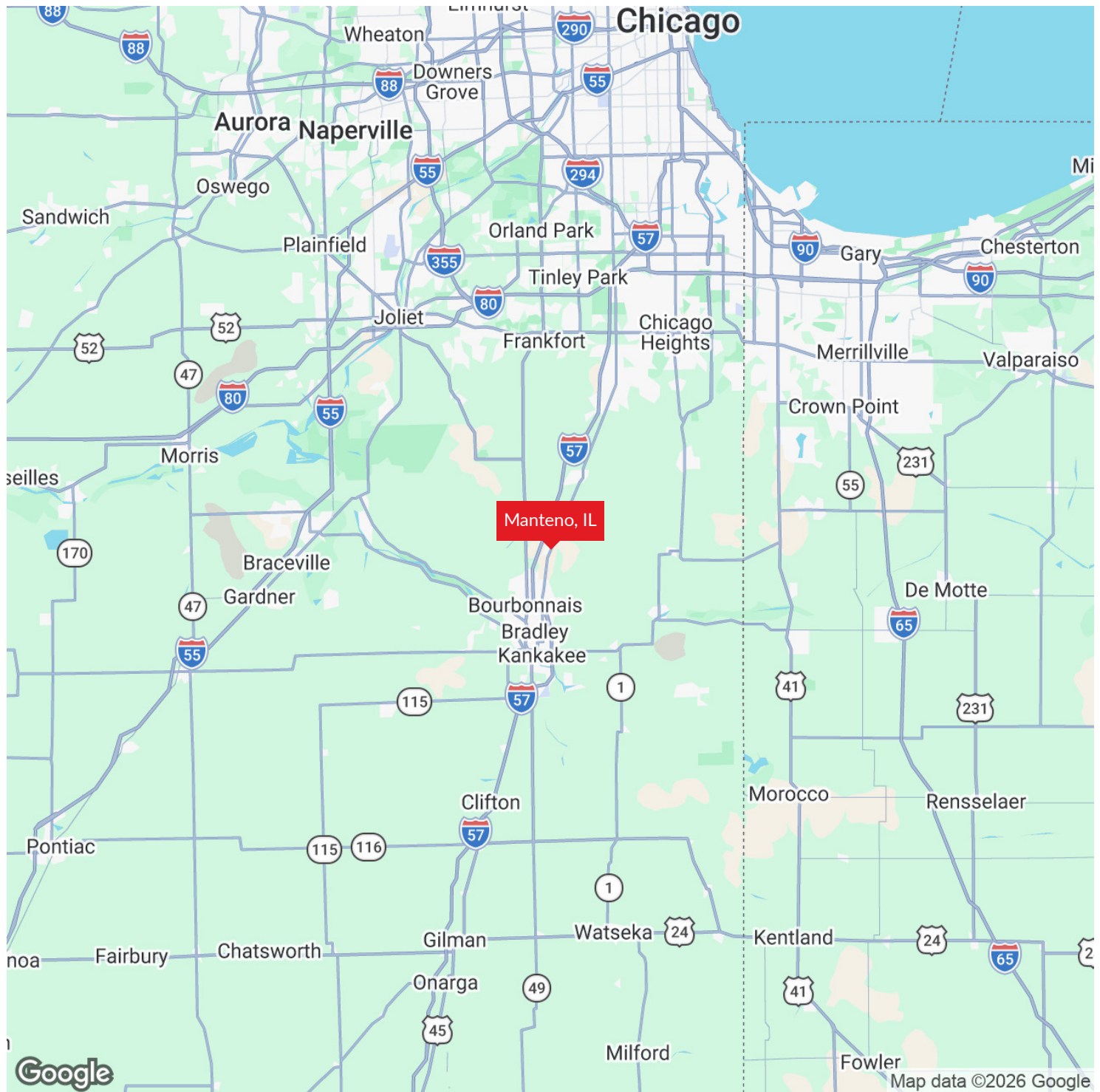


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Regional Map

COMMERCIAL PROPERTY FOR SALE 395 S LOCUST ST, MANTENO, IL

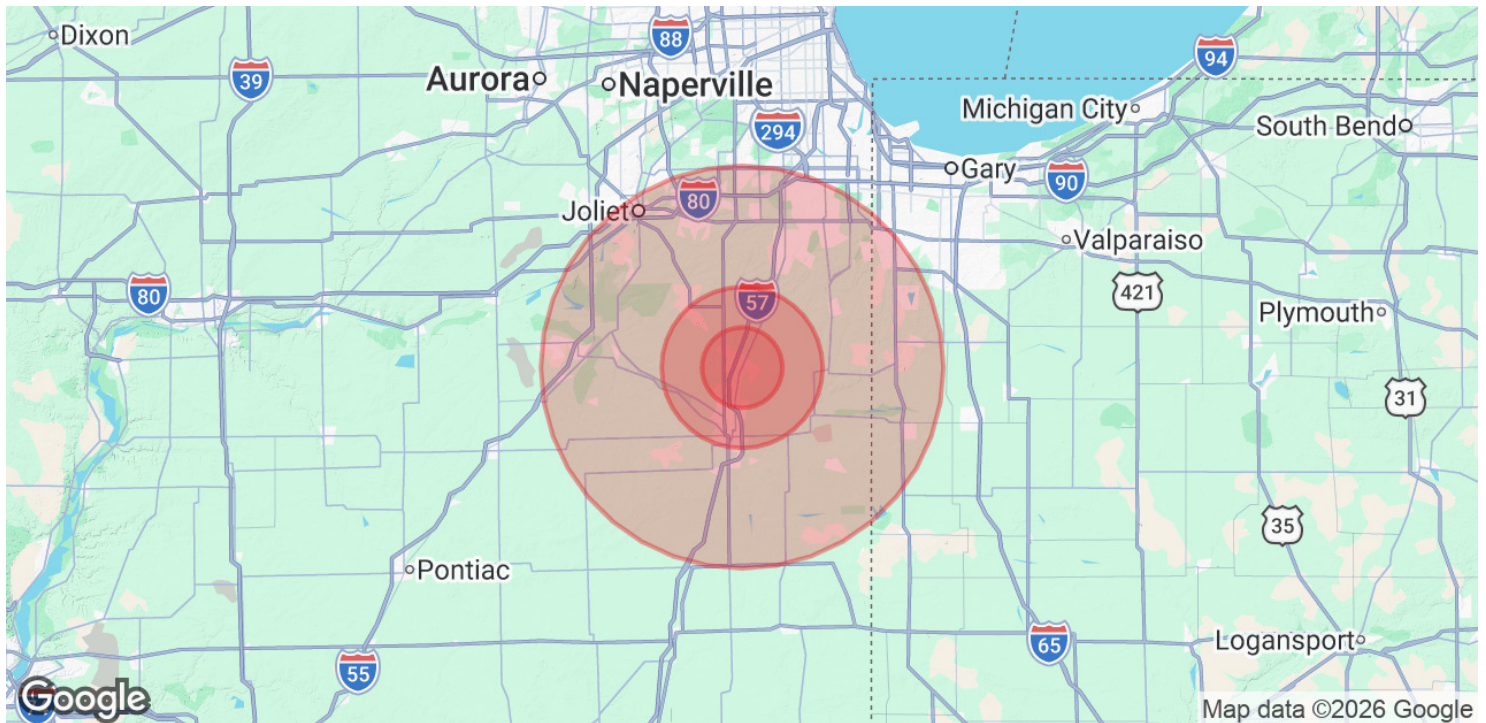


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Demographics Map & Report

COMMERCIAL PROPERTY FOR SALE 395 S LOCUST ST, MANTENO, IL



POPULATION	5 MILES	10 MILES	25 MILES
Total Population	19,392	87,884	470,183
Average Age	41	40	41
Average Age (Male)	40	39	40
Average Age (Female)	42	41	42

HOUSEHOLDS & INCOME	5 MILES	10 MILES	25 MILES
Total Households	7,538	33,949	178,078
# of Persons per HH	2.6	2.6	2.6
Average HH Income	\$111,271	\$90,944	\$110,944
Average House Value	\$267,878	\$230,938	\$281,546

Demographics data derived from AlphaMap