

- Industrial
- Commercial
- Office
- Land
- Business

FOR SALE

Showroom / Warehouse 7,170 SF

Large showroom (1,250 SF) with 100' frontage on highly visible main road. High traffic counts-nearly 30,000 cars per day. Recently remodeled! Great for furniture, contractor, bath or kitchen fixture showroom, electrical, plumbing or HVAC supply, any business that would benefit from prominent window line. Private parking lot. Big warehouse with storage and drive-in door. Two 5-ton a/c units, newer roof, furnace and office area. Immediate occupancy.

LoopNet: 17081218

MLS: 07761792

PROPERTY SPECIFICATIONS

Description	Showroom / Warehouse
Building Size:	7,170 SF
Land Size:	13,500 SF
Year Built:	1952 (Remodeled)
HVAC System:	Gas Forced Air/Central Air
Electric:	200 amp 3 phase
Sprinklered:	No
Washrooms:	2
Floors:	Concrete, Tile, Carpet
Ceiling Height:	12'
Possession:	Closing
Parking:	12 spaces private lot
Sewer: City	Water: City
Zoning:	B-2
Real Estate Taxes:	\$14,147.78 (2013)
Sale Price:	\$520,000 \$305,000 \$275,000 (\$38.35 psf)



Unbelievable Deal!

Demographics	1 mile	3 miles	5 miles
Avg. HH Income	\$102,301	\$110,665	\$101,736
Population	6,389	35,419	85,950
TRAFFIC COUNTS: 28,900 (Northwest Highway)			

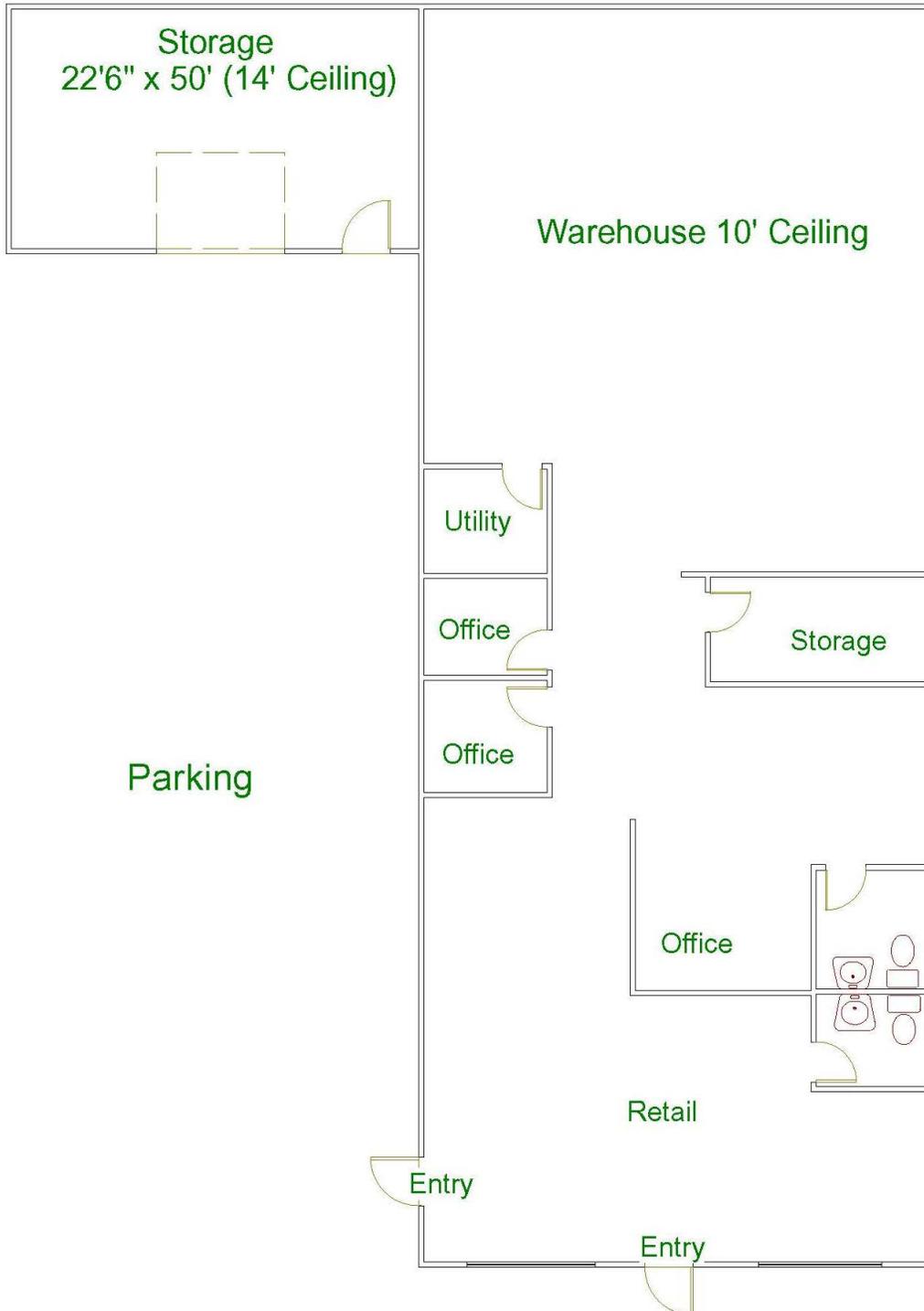


Directions: From the intersection of Northwest Highway (Route 14) and Lincoln Avenue, west on Northwest Highway to address on north side of street.

PIN: 20-18-481-007

February 11, 2015

No warranty or representation is made as to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice. This document is for information purposes only. No offer of sub-agency is being made.



Measurements are approximate

PREMIER COMMERCIAL REALTY

- Industrial
- Commercial
- Office
- Land
- Business

204 Northwest Hwy. (Rt. 14)
Fox River Grove, IL 60021

