

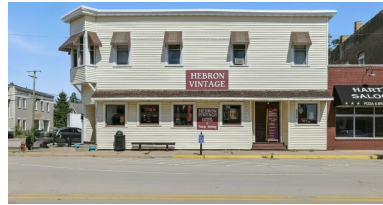
9936 Main Street (Route 47)

Hebron, IL 60034

For Sale

MLS #12545875

MIXED USE



MIXED USE 6,082 SF

\$550,000

**Mixed Use Building
2 Story w/ Basement
Income Generating 2nd Floor Apartments**

Historic mixed use building with commercial storefront on main level and 3 income generating apartments on upper level.

Well maintained with updates including vinyl siding, newer roof (2011), furnaces (2012) and LED lighting. Charming older working elevator and full dry basement with ample storage and additional display space.

Main 3,182 SF level is home to a vintage store with 27 booths (17 rented and 10 owner-occupied), plus two offices and a half bath and an overhead door for easy delivery access. Option to purchase business and inventory for an additional \$10,000.

Upper level consists of 3 apartments: (1) 3BD/1BA leased with annual income of \$15,600 and (1) 2BD/1BA leased with \$13,800 annual income. The third apartment is a 1BD/1BA currently owner occupied but can be leased for an additional \$14,400 annual income.

Contact Broker for additional information. Property is owned by a licensed real estate agent.

Specifications

Description:	Mixed Use - Free Standing Building
Size:	6,082 SF
Year Built:	1910
HVAC System:	GFA/ Window A/C (apts)
Electrical:	100 amp
Sprinklers:	none
Washrooms:	Varies
Ceiling Height:	Varies
Parking:	4 plus Street
Sewer/Water:	City
Zoning:	Commercial B2
Taxes:	\$5,828.82 (2025)
PIN #:	03-16-104-019

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Ryan Artner
Associate Broker
RyanA@PremierCommercialRealty.com
O: 847.854.2300 x13 C: 224.268.5985

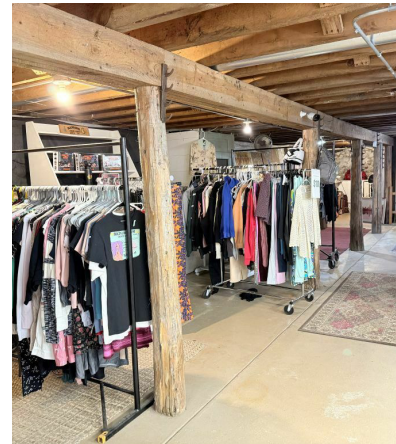
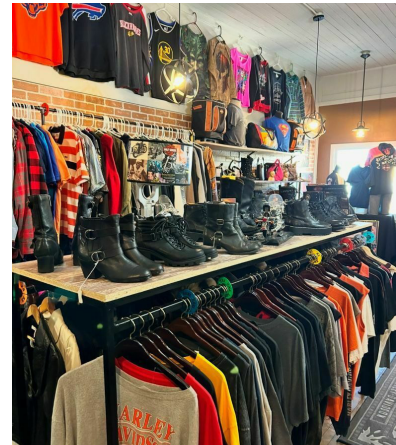
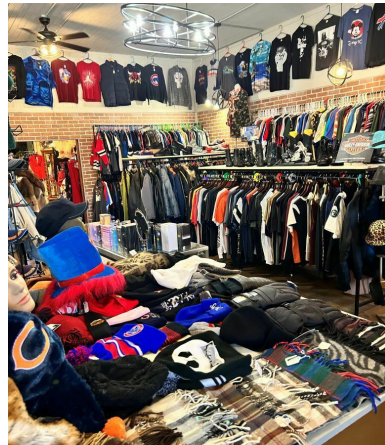
Brian Cowell
Senior Broker
BrianC@PremierCommercialRealty.com
O: 847.854.2300 x26 C: 815.529.7890

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PREMIER
COMMERCIAL REALTY

Ryan Artner
Associate Broker
RyanA@PremierCommercialRealty.com
O: 847.854.2300 x13 C: 224.268.5985

Brian Cowell
Senior Broker
BrianC@PremierCommercialRealty.com
O: 847.854.2300 x26 C: 815.529.7890

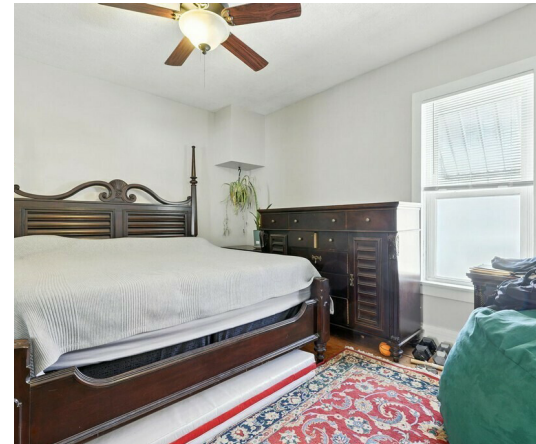
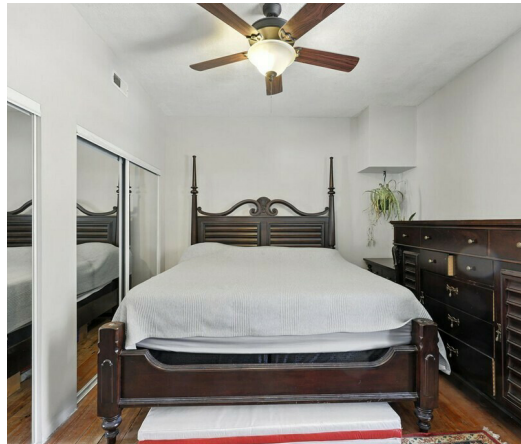
www.PremierCommercialRealty.com | 847.854.2300 | 9225 S. Route 31, Lake in the Hills, IL 60156

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