

# 181 Northwest Hwy. (Route 14)

Cary, IL 60013

## For Sale Or Lease

MLS #12319827

OFFICE / RETAIL



OFFICE / RETAIL 1,400 SF

SALE PRICE REDUCED : \$129,900

LEASE: \$1,600/MO. \$13.71 PSF (MG)

### Office / Commercial Bldg. In TIF Dist.

1,400 SF office/retail building on busy Route 14. Corner location on 10,000 SF triangular lot. Right to use portion of lit monument signage on Route 14 seen by 25,500 vehicles per day.

Open front retail / clerical area, 3 private offices kitchenette w/ coffee bar, 6'x12' wood exterior deck, full basement for storage or workshop, bathroom (in basement), and 2 separate outside entrances.

Located in TIF district. B3 zoning allows for office or retail use. Building has been tuckpointed and recent new doors and windows. Owner is a licensed broker.

Also available for lease at \$1600/mo. Modified gross. Tenant to pay for snow, landscape and garbage.

### Specifications

|              |                                    |
|--------------|------------------------------------|
| Bldg. Size:  | 1,400 SF                           |
| Land Size:   | 10,000 SF (.23 AC) Triangular      |
| Year Built:  | 1950                               |
| HVAC System: | GFA/ Central Air                   |
| Electrical:  | 200 amp                            |
| Washrooms:   | 1 (basement)                       |
| Parking:     | Common                             |
| Sewer/Water: | well / septic                      |
| Zoning:      | B3                                 |
| Taxes:       | \$4,351.08 (2025) Included in Rent |
| PIN #:       | 20-18-328-006                      |

| Demographics      | 1 Mile    | 3 Miles   | 5 Miles   |
|-------------------|-----------|-----------|-----------|
| Total Population  | 7,622     | 35,683    | 94,471    |
| Average HH Income | \$128,654 | \$149,027 | \$137,879 |

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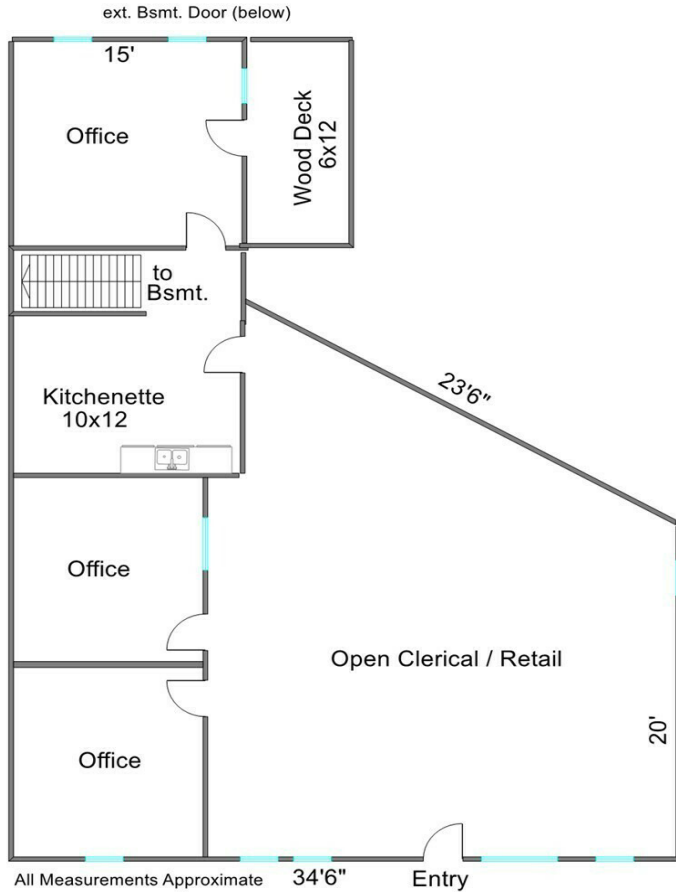
**Bruce Kaplan**  
Senior Broker

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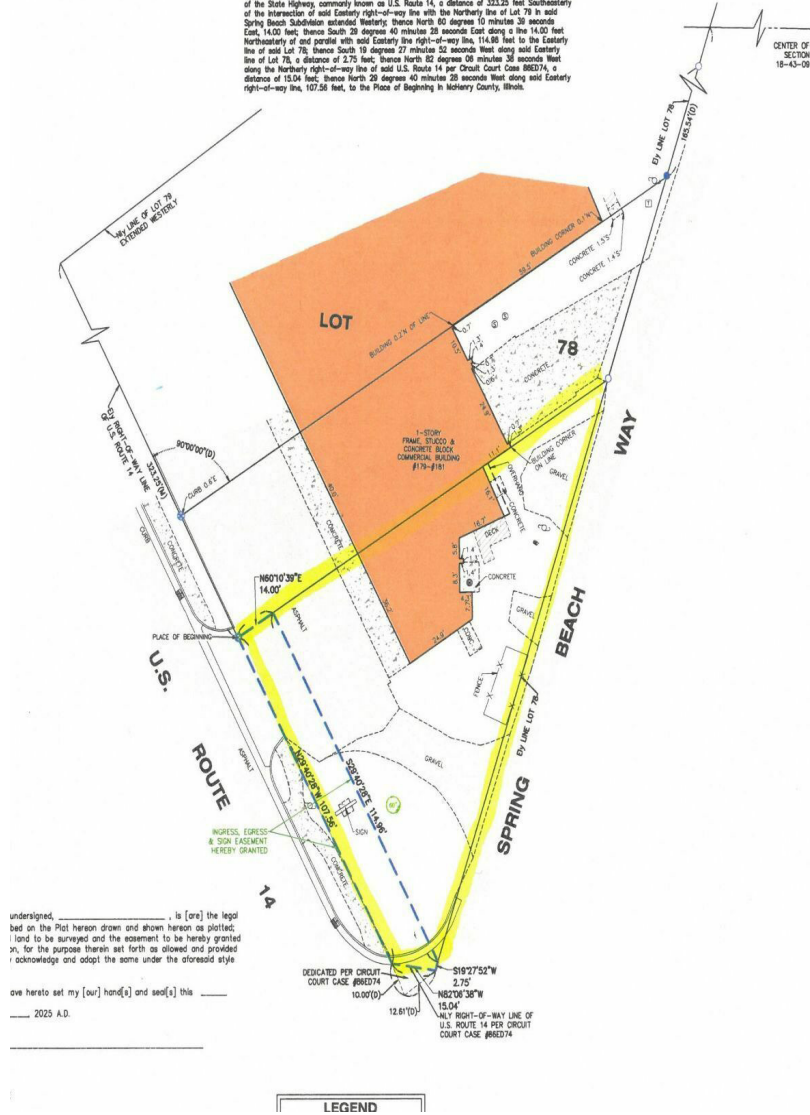


181 S NWHW 1,400 SF

erstappen  
Surveying, Inc.  
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Mesa, Illinois 60090  
783.113 fax 815.337.8314  
We do the property "log"

## PLAT OF EASEMENT

A 14 foot wide Ingress, Egress & Sign Easement over and across part of the Southwest Quarter of Section 18, Township 43 North, Range 9 East of the Third Principal Meridian, and that part of Lot 78 in Spring Beach Subdivision being a Subdivision of part of Sections 17 and 18, Township 43 North, Range 9 East of the Third Principal Meridian, according to the Plat thereof recorded February 23, 1921 as Document No. 50281 in Book 4 of Plats, pages 26 and 27, which falls within a tract of land described as follows: Beginning at a point on the Eastery right-of-way line of the State Highway, commonly known as U.S. Route 14, a distance of 323.25 feet Southwesterly of the intersection of said Eastery right-of-way line with the Northerly line of Lot 78 in said Spring Beach Subdivision; thence North 60 degrees 10 minutes 38 seconds East, 14.00 feet; thence South 28 degrees 40 minutes 28 seconds East along a line 14.00 feet Northwesterly of and parallel with said Eastery line right-of-way line, 114.89 feet to the Eastery line of said Lot 78; thence South 19 degrees 27 minutes 52 seconds West along said Eastery line of Lot 78, a distance of 2.75 feet; thence North 62 degrees 08 minutes 36 seconds West along the Northerly right-of-way line of said U.S. Route 14 per Circuit Court Case 882374, a distance of 15.04 feet; thence North 28 degrees 40 minutes 28 seconds West along said Eastery right-of-way line, 107.58 feet, to the Place of Beginning in Henry County, Illinois.



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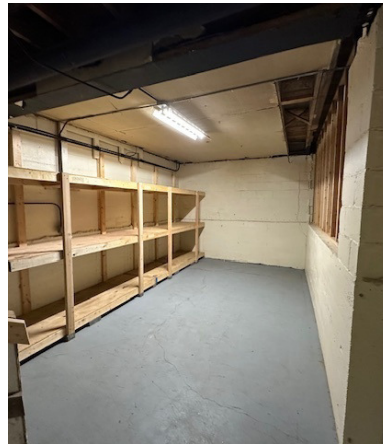


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