

101 Franks Road, Marengo, IL

Available: 24,500 SF



Now For Lease and Sale!

For Sale: 24,500 SF Building w/ Ample Parking

AVAILABLE: 24,500 SF

LAND AREA: 1.36 Acres

YEAR BUILT: 2010

CONSTRUCTION: Reinforced Concrete

CEILING: 20'

POWER: 400 Amps

SPRINKLERED: Yes

ZONING: B

PARKING: 100+

LOADING: 1 Drive-In Door (8x10)

REAL ESTATE TAXES: \$1.24 PSF (Paid 2025)

LEASE RATE: \$9.50 PSF NNN

SALE PRICE: ~~\$2,500,000~~ - \$2,300,000

## Property Details:

- **Real Estate & FFE (Furniture, Fixtures, and Equipment):** For sale, excluding the business itself.
- **Bowling Equipment:** 16 Brunswick GSX Pinsetter machines.
- **Restaurant & Bar Capacity:** Seating for 80 in the restaurant and 25 in the bar.
- **Commercial Kitchen:** Fully equipped and graded for high-volume operations.
- **Licenses:** Liquor and gaming licenses are transferable.

SCAN FOR LISTING



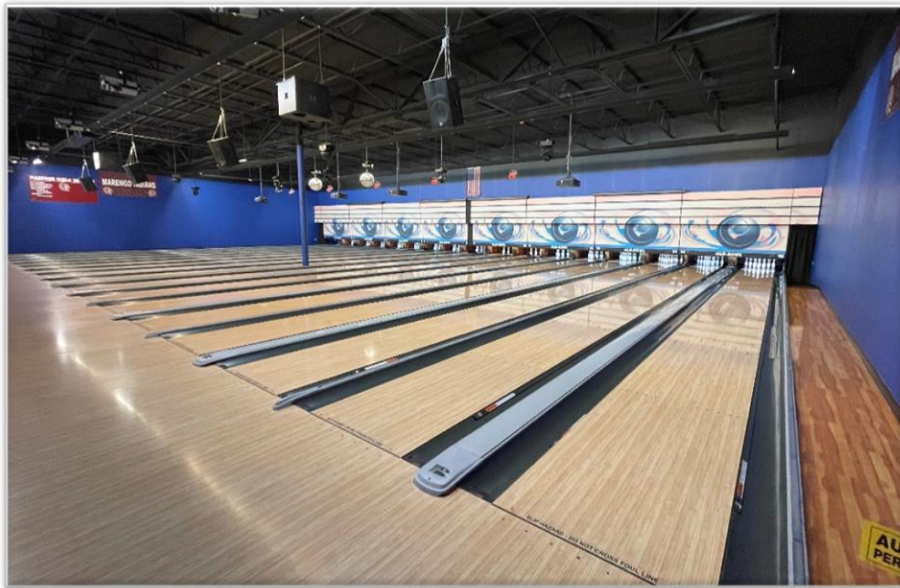
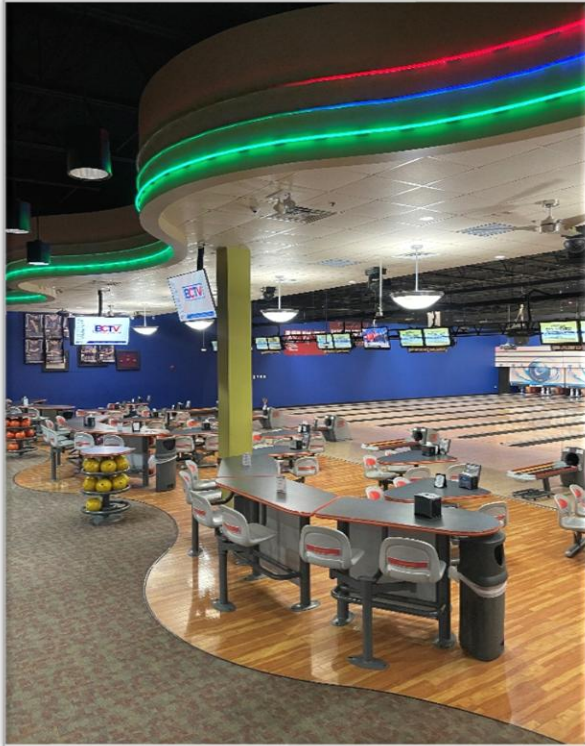
**ENTRE**  
Commercial Realty LLC

Mike DeSerto  
224-588-3026  
mdeserto@entreccommercial.com

Cory Kay  
224-532-2497  
ckay@entreccommercial.com

Elisabeth Lazzara  
847-310-4209  
elazzara@entreccommercial.com

# PHOTOS



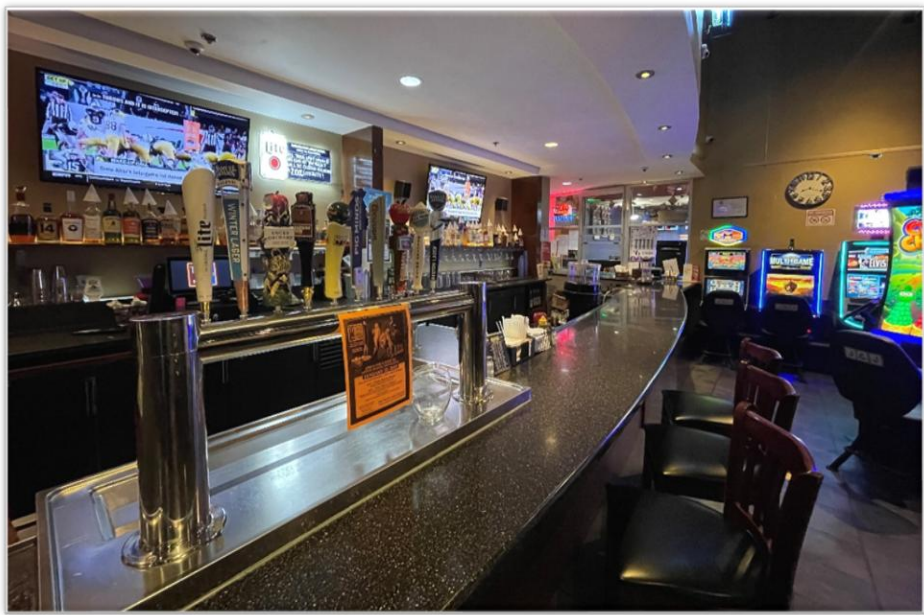
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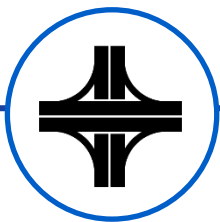
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# LOCATION



SCAN FOR MAP VIEW



**Direct I-90  
Interchange  
Access Via  
RT. 20 and 23**



**Low McHenry  
County Taxes**



**Business Friendly  
Municipality**



**Prime Downton  
Location**