

181 Northwest Hwy. (Route 14)

Cary, IL 60013

For Sale Or Lease

MLS #12319827

OFFICE / RETAIL



OFFICE / RETAIL 1,400 SF

SALE PRICE REDUCED : \$139,900

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:	\$4,225.32 (2024) 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

[CLICK HERE TO VIEW OUR WEBSITE](#)

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.



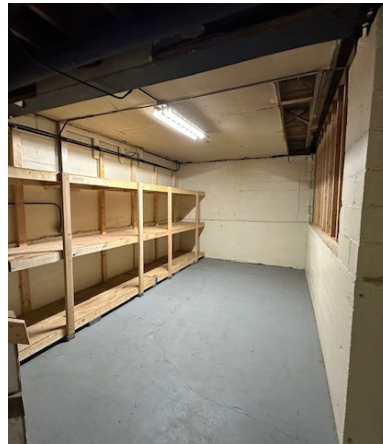
Bruce Kaplan
Senior Broker

BruceK@PremierCommercialRealty.com
O: 847.854.2300 x20 C: 847.507.1759

181 Northwest Hwy. (Route 14)
Cary, IL 60013

For Sale Or Lease

OFFICE / RETAIL



[CLICK HERE TO VIEW OUR WEBSITE](#)

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.



Bruce Kaplan
Senior Broker
BruceK@PremierCommercialRealty.com
O: 847.854.2300 x20 C: 847.507.1759