

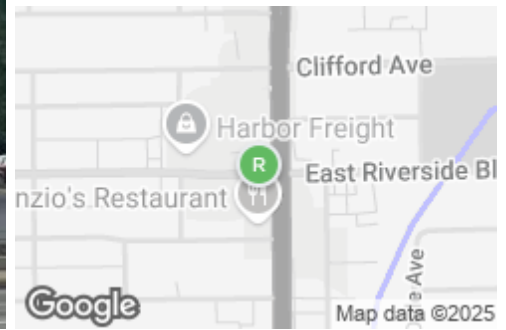
Retail For Sale

5818 N 2ND STREET

5818 N 2ND STREET, Loves Park, IL, 61111

Retail: Auto Dealer For Sale

Prepared on June 19, 2025



Listing Details | Retail For Sale

Total Available Space	3,012 SF	Days On Market	969 days
Asking Price	\$450,000	Date Listed	10/24/2022
Listing Price Per SF	\$149.40	Last Modified	6/12/2025
Cap Rate (Actual)	-	Listing ID	42327968
Vacant	Yes	Parking Spaces	-
Available Date	Now		

Description

Prime Redevelopment Opportunity – High-Traffic Commercial Site Exceptional Visibility | Zoned CR – Commercial Retail | TIF & Enterprise Zone

Seize the opportunity to transform this high-exposure commercial parcel with daily traffic counts exceeding 37,000 vehicles – perfect for retail, restaurant, service-based businesses, or mixed-use development.

Property Details

Building Class	-	Year Built	1969
Property Type	Retail	Primary Construction	Masonry
Sub Type	Auto Dealer	Occupancy Type	Single Tenant
Zoning	CR	Parcels	11-01-429-004
Building Status	Existing	Legal Owner	Machesney Park Partners
Building Size	3,012 SF	Submarket	-
Land Size	0.61 Acres / 26,709 SF	County	Winnebago
Number of Buildings	1	Floor Size	3,292 SF
Floors	1		

Strategically positioned in a TIF (Tax Increment Financing) and Enterprise Zone, this site offers significant financial incentives for redevelopment. Zoned CR Commercial Retail, it provides flexibility for a wide range of commercial uses.

This is your chance to secure a high-visibility location in a pro-development area with built-in economic incentives.

Contact



George Licari
815-381-1146
licari45@comcast.net