

For Sale

Cary, Illinois

1,930 sq. ft.
Condo

PROPERTY SPECIFICS:

- Location: Cary Commons
3202-H Northwest Highway
Cary, Illinois 60013
- Building Size: 18,800 sq. ft.
- Condo Size: 1,930 sq. ft.
- Sewer & Water: Well and Septic
- Power: 400 AMP
- Heating: Gas Forced Air
- Zoning: B-2
- PIN #: 19-11-201-203
- Real Estate Taxes: \$5,030 (2006)



Retail/Commerical/Office

DESCRIPTION OF PROPERTY:

1,930 sq.ft. condo within an 18,800 sq.ft. one-story building. Great space for an office or shop. The Cary Commons center also houses an auto parts store, dry cleaner, plus more. There are 87 total parking spaces. Center is adjacent to and is accessible to & from gas station at busy intersection.

LOCATION OF PROPERTY:

NE corner of Northwest Hwy. (Rte. 14) and Three Oaks Rd, just east of Thornton's Gas Station. Entrance on Three Oaks Road.

STRONG DEMOGRAPHICS:

	5 Mile	8 Miles	10 Miles
Population	68,482	139,251	198,147
Average HH Income	\$68,482	\$73,177	\$73,687

TRAFFIC COUNTS:

24,400 vehicles per day



Sale Price: \$199,000 (\$103.00 psf)

Ted Wagner - (847) 630-8920
tewagner@mc.net



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