

## FOR SALE

### Repurpose/Redevelopment Opportunity 3.13 Acres

This 3.13 acre parcel is located in the heart of downtown Huntley, north of I-90 interchange. Considerations are to repurpose some or all of the existing 33,100 SF brick warehouse or redevelop for mixed use retail, office or multi family apartment complex. Zoning change required. Clean phase II environmental on file. Property located in TIF district adjacent to public parking lot. Owner is a licensed real estate broker.

#### PROPERTY SPECIFICATIONS

Description:	Older Brick Factory for Conversion or Redevelopment
Year Built:	1921
Building Sizes:	33,100 SF & 2,400 SF
Land Size:	3.13 Acres (136,343 SF)
Office:	3,000 SF
HVAC System:	Gas / Hot water A/C (office only)
Power:	1200 amp, 3 Phase
Sprinklered:	Yes
Floor Drains:	No
Ceiling Height:	10' - 15'
Parking:	50
Truck Docks:	2 (exterior)
Drive-in-Doors:	2 (10x10 and 10x12)
Sewer: City	Water: City
Possession:	Negotiable
Environmental	Clean Phase II on file (2015)
Zoning:	M-I (to be re-zoned)
Real Estate Taxes:	\$9,770.12 (2015)
Sale Price:	<del>\$649,000 (\$4.76 psf)</del> <b>\$600,000 (\$4.40 psf)</b>



PRICE REDUCTION

LoopNet: 19843087

MLS: 09266006



**DIRECTIONS:** Route 47 to Mill Street to Church Street

**PIN: 18-33-127-018,019,033,010 (4 PINs)**

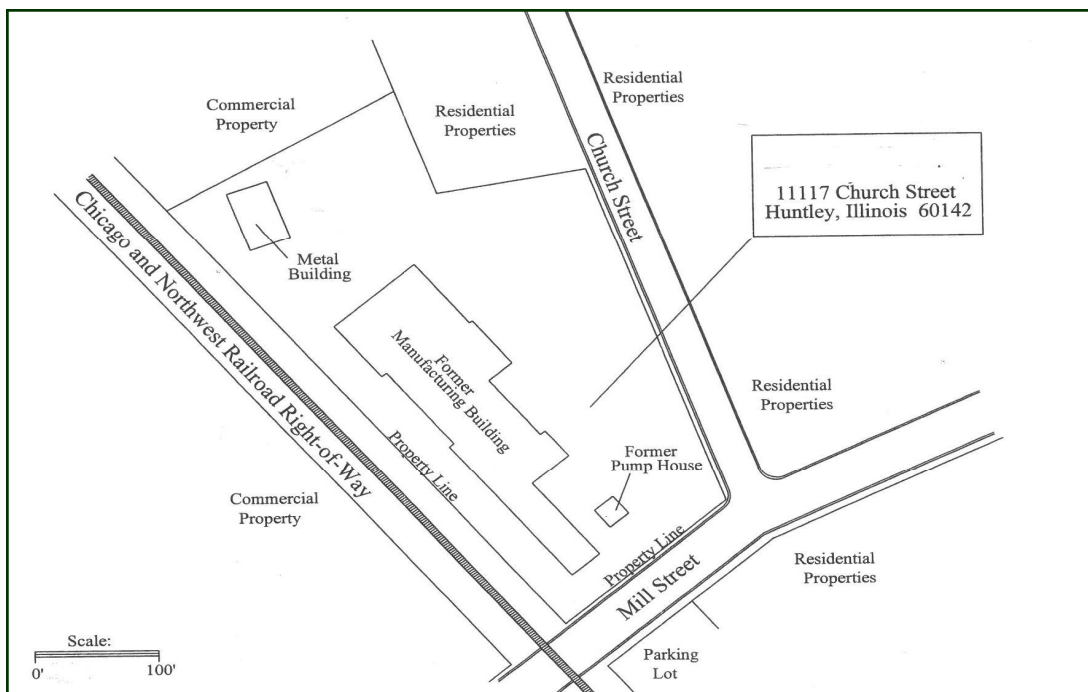
October 11, 2016

*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.*



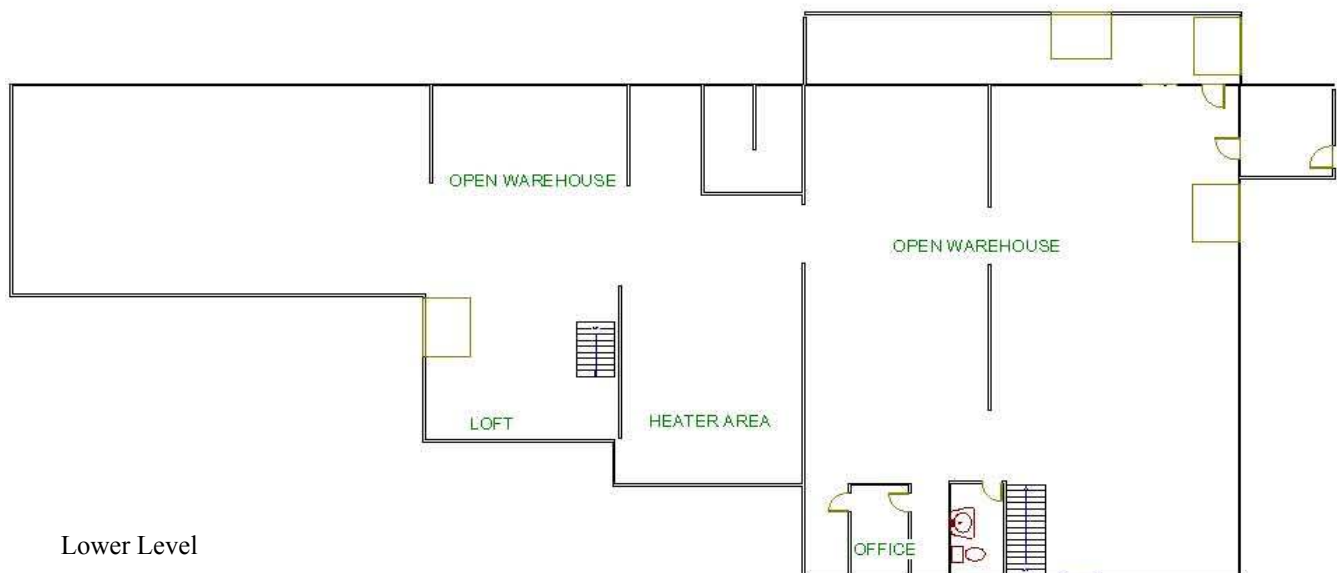
- Industrial
- Commercial
- Office
- Land
- Business

11117 S. Church Street  
Huntley, IL 60142



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Lower Level