

## 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><br><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.

# PREMIER COMMERCIAL REALTY

- Industrial
- Commercial
- Office
- Land
- Business

11117 S. Church Street  
Huntley, IL 60142



