

# FOR SALE

2902 IL-120 McHenry, IL  
\$249,000

**OFFERING :** For Sale | 3,078 SF Commercial Building

**LIST PRICE:** \$249,000

**SIZE:** 3,078 SF

**AGE:** 1957

**BASEMENT:** No

**DIVISIBLE:** No

**ACRES:** .21 Acres

**ZONING:** C-5 Highway Commercial

**WATER & :** Well and Septic

**SANITARY**

**CEILING:** 14'

**PARKING:** Private Lot

**SIGNAGE:** Pylon

**R.E. TAXES:** \$4,765.52



Offered By:  
Tim Billimack & Nicole Kirchberg  
815.355.0196 | 815.307.2222  
billimack@gmail.com  
nckirchberg@gmail.com

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## Features/New Improvements

- New roof in 2015 with 15 year warranty
- New steel beams
- Plumbing system and electrical system updated
- New skylights, thermal pane windows, & visually appealing glass door at entry way
- Tile flooring installed in showroom space
- 3 New garage doors with automatic openers
- Updated bathroom fixtures
- Newer well pump, tank and on demand water heater
- Alarm system for security while in workshop



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EAST SIDE OF SHOP



EAST SIDE OF SHOP

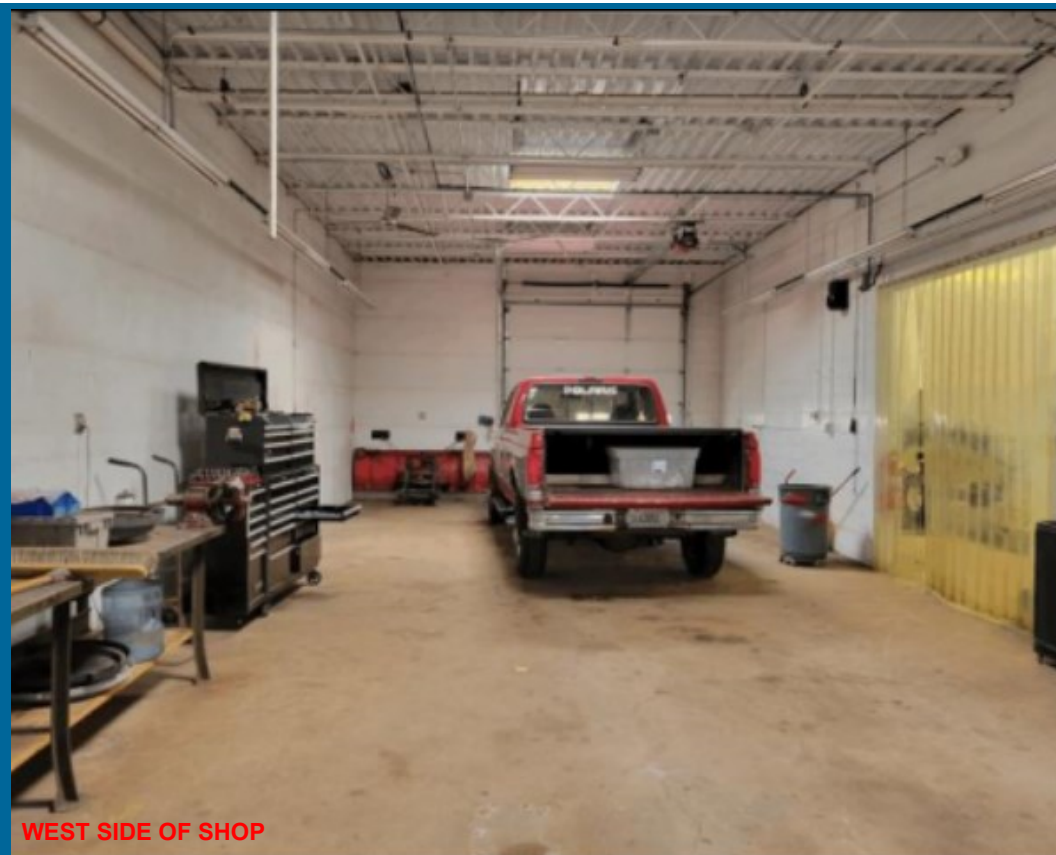
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**OFFICE**



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