

OFFICE PROPERTY

11312 N Vine St, Huntley, IL 60142

FOR LEASE



Offered By:
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Blue Chip Commercial Real Estate, 101 N. Main Street, Unit 15, Crystal Lake, IL 60014
www.bluechipcommercialre.com

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PROPERTY HIGHLIGHTS



PROPERTY SPECIFICATIONS

OFFERING :	1,656 SF Office
LEASE:	\$18 PSF MG Tenant Responsible for Lawn/ Snow
BUILDING:	Free Standing 1 Story Commercial Building
AGE:	1962
BASEMENT:	Yes
ZONING:	B2 (Village of Huntley)
UTILITIES:	Municipal Water & Sanitary
PARKING:	Private
ACCESS:	Full Access Route 47/Mill Street
FRONTAGE:	70' Route 47
TRAFFIC: COUNTS	24,900 VPD Route 47
R.E. TAXES:	\$3,923.12 (2023)

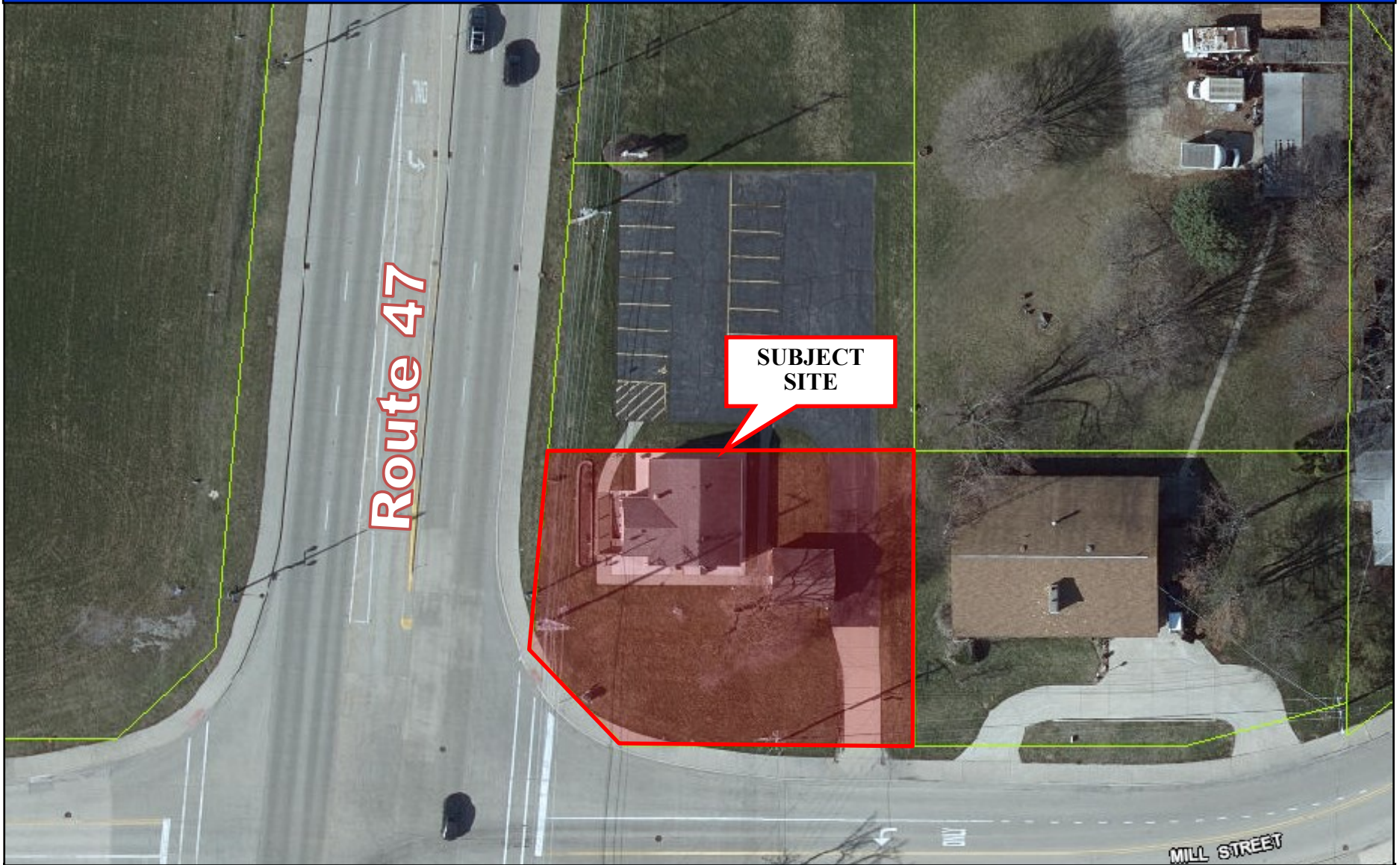
Highlights

- **Free Standing Office Building Located at Hard Corner of Rt 47/Mill Street Intersection**
 - **Ideal for Single Tenant Occupancy, Office, or Retail Storefront**
 - **Full Access at Route 47/Mill Street**
- **Former Chiropractic Office—Includes Private Offices, Reception Area, Full Bathroom, & Partially Built Out Basement**
- **Affluent Population with Average Household Income Exceeding \$108,259 Within 3 Mile Radius**

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AERIAL



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PHOTOS



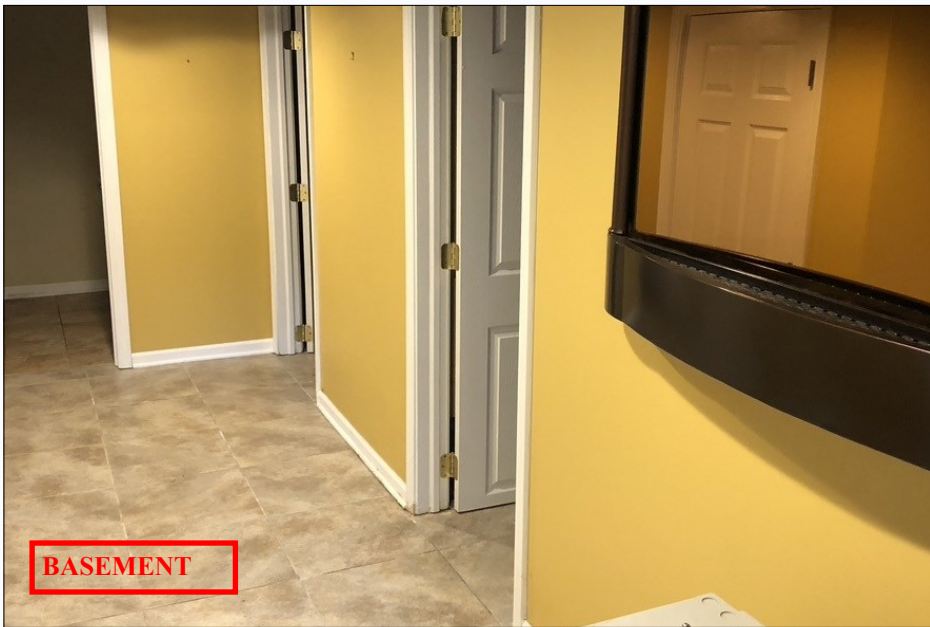
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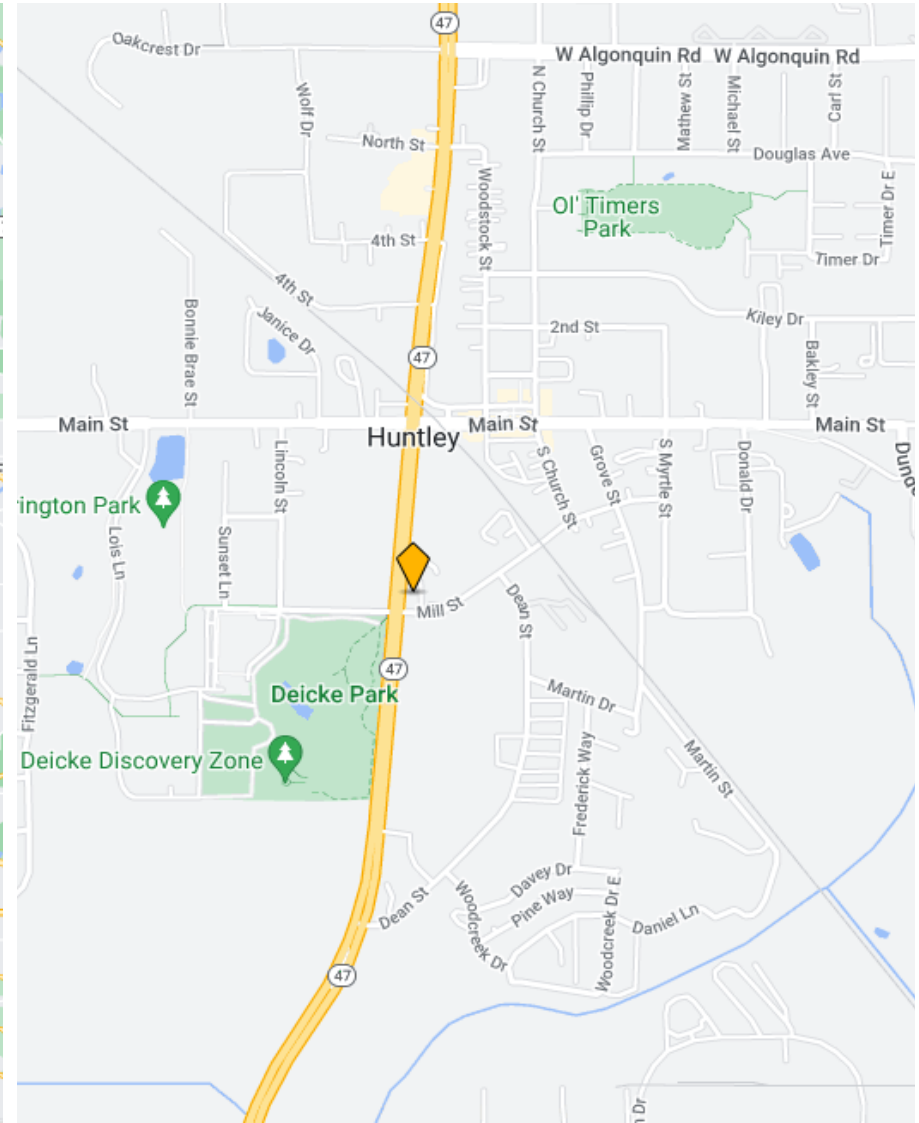
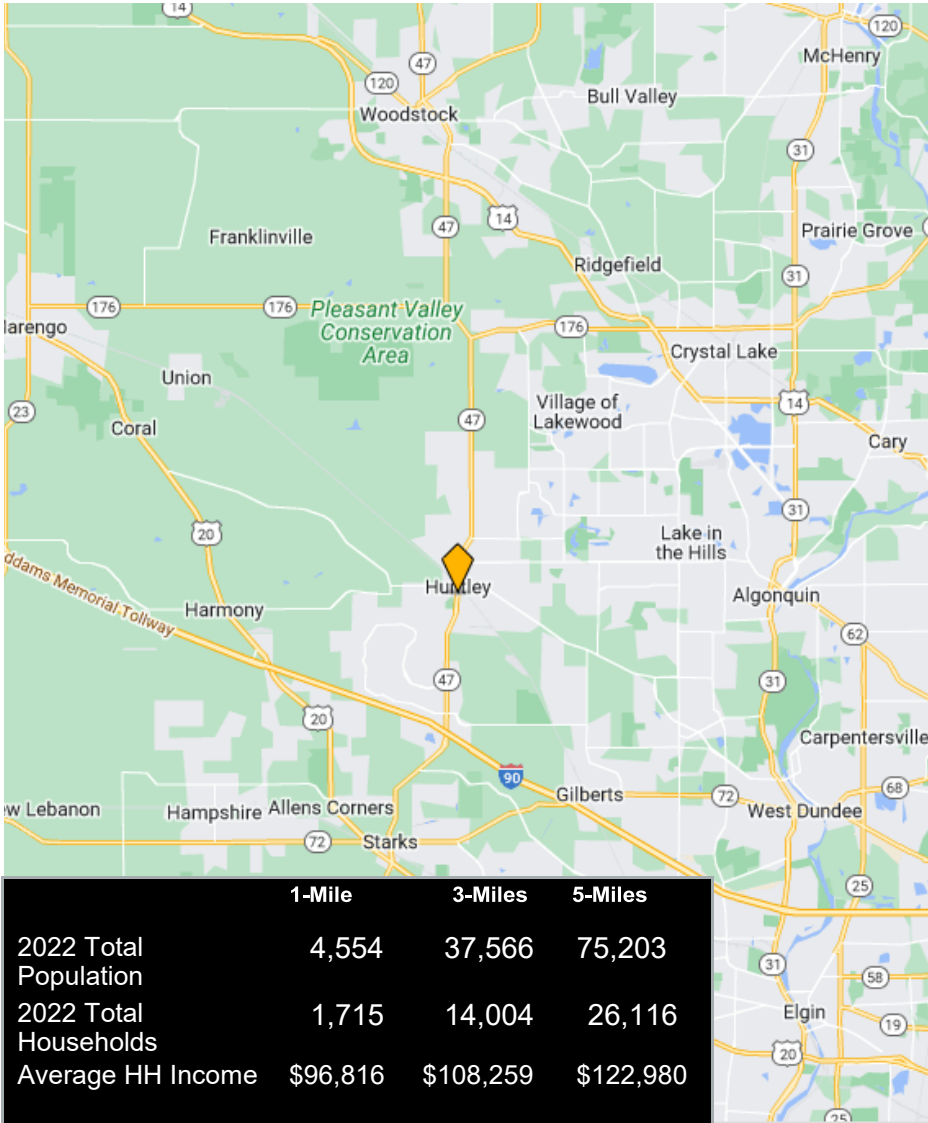
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MAP & DEMOGRAPHICS



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