

OFFICE PROPERTY

11312 Route 47, 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
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PROPERTY HIGHLIGHTS



PROPERTY SPECIFICATIONS

OFFERING :	1,656 SF Office
LEASE:	\$18 PSF MG
BUILDING:	Free Standing 1 Story Commercial Building
AGE:	1962
BASEMENT:	Yes
ZONING:	B2 (Village of Huntley)
UTILITIES:	Tenant's Responsibility
PARKING:	Private
ACCESS:	Full Access Route 47/Mill Street
FRONTAGE:	70' Route 47
TRAFFIC: COUNTS	24,900 VPD Route 47
R.E. TAXES:	\$4006.42 (2024)

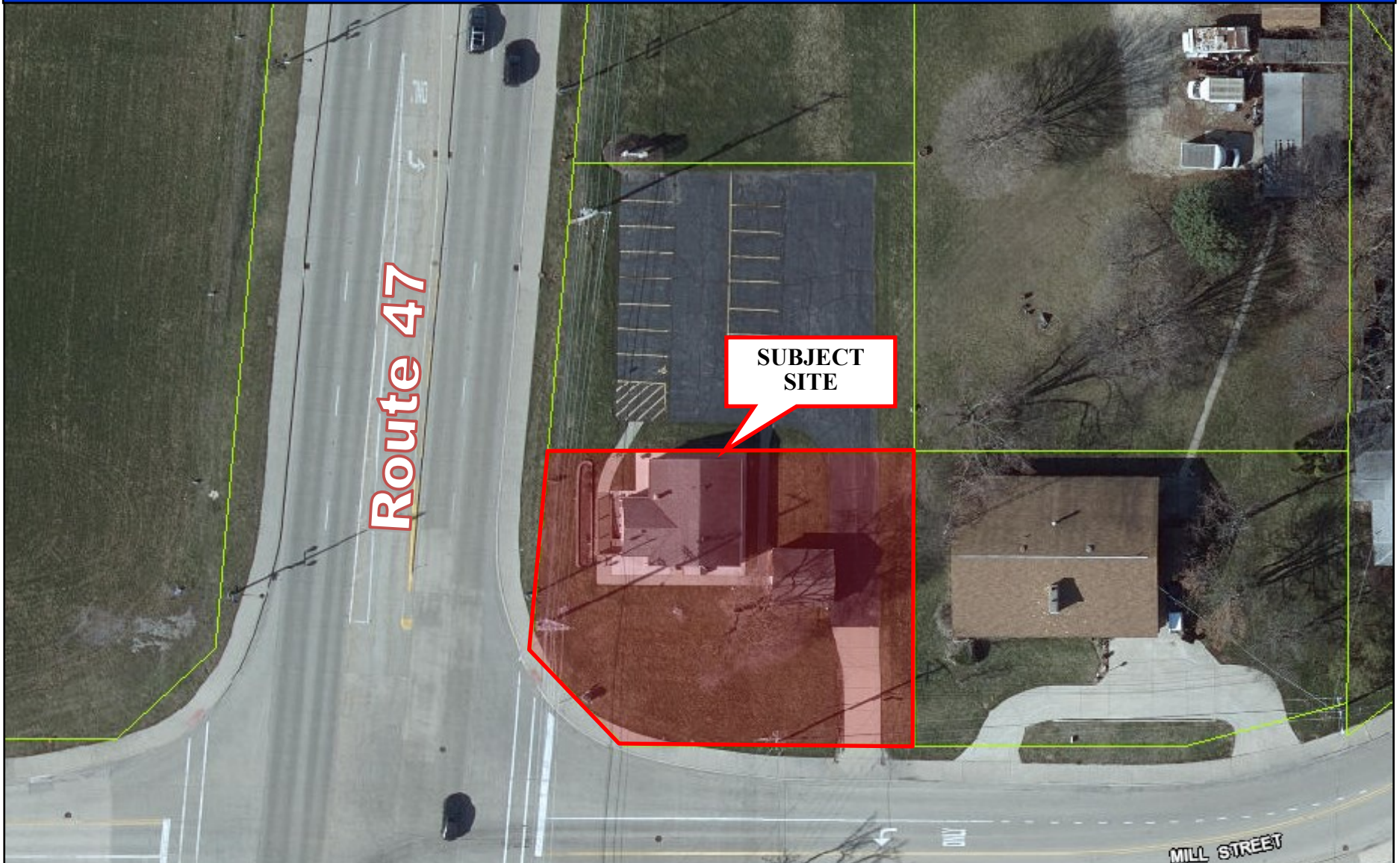
Highlights

- **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



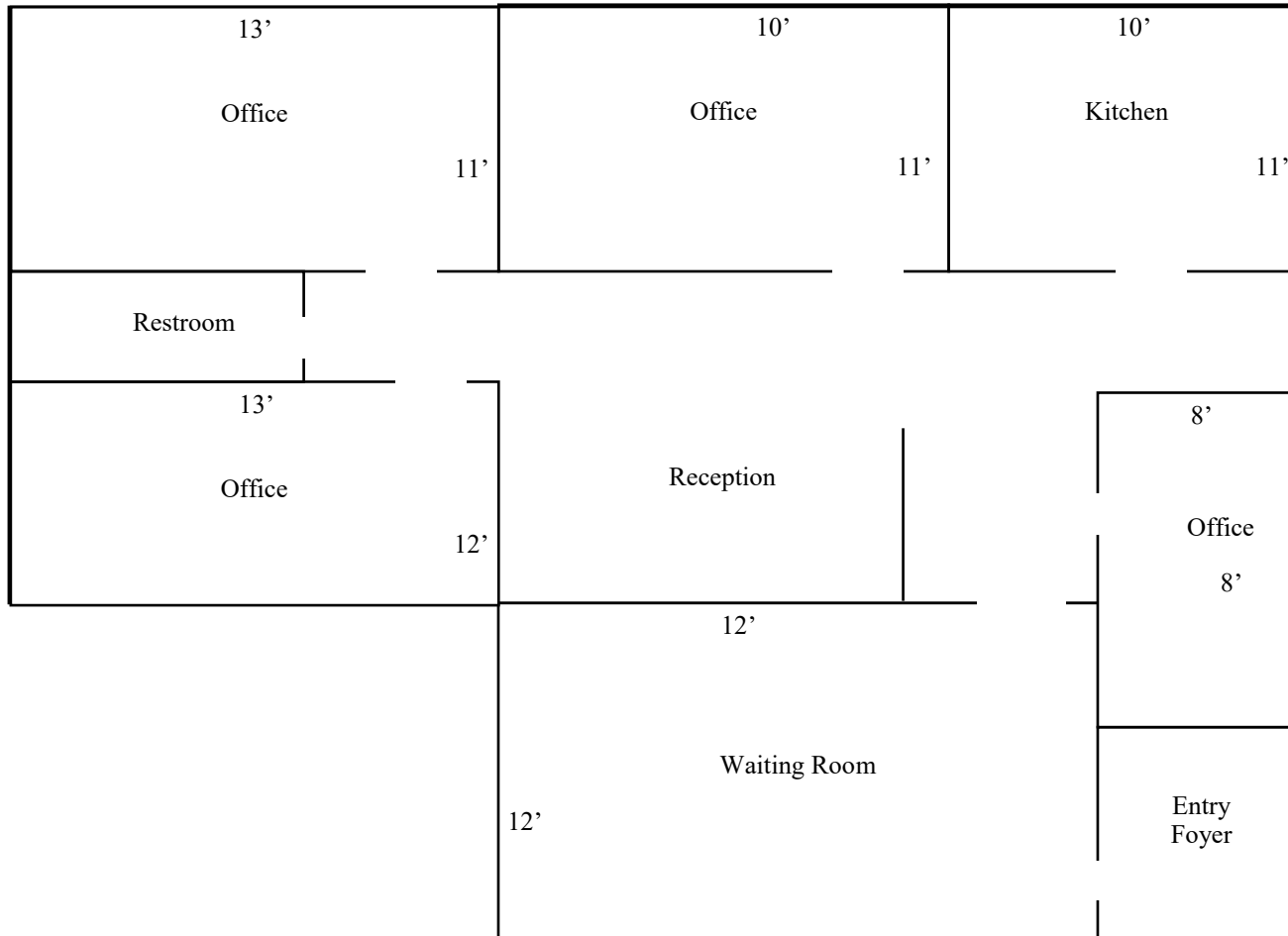
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FLOOR PLAN



* Approximate Room Sizes and Dimensions Are Not to Scale

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PHOTOS



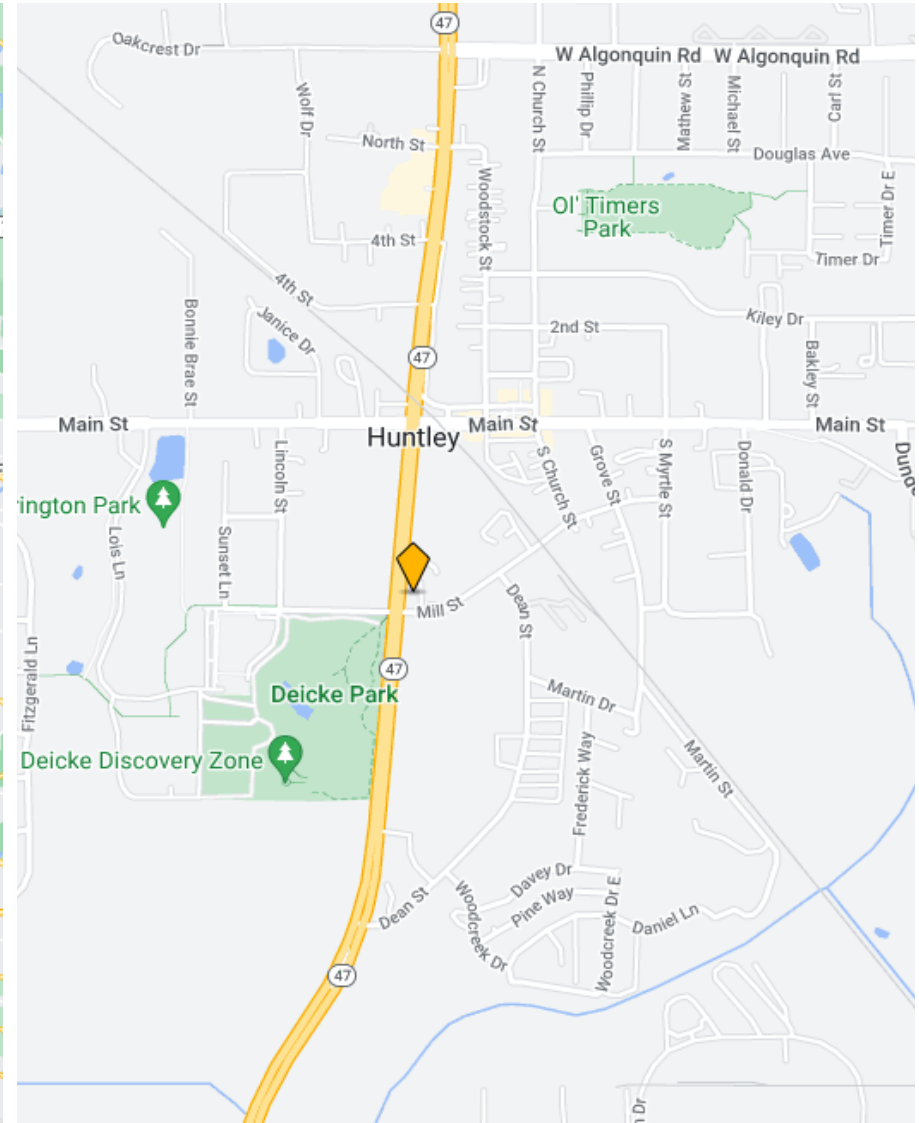
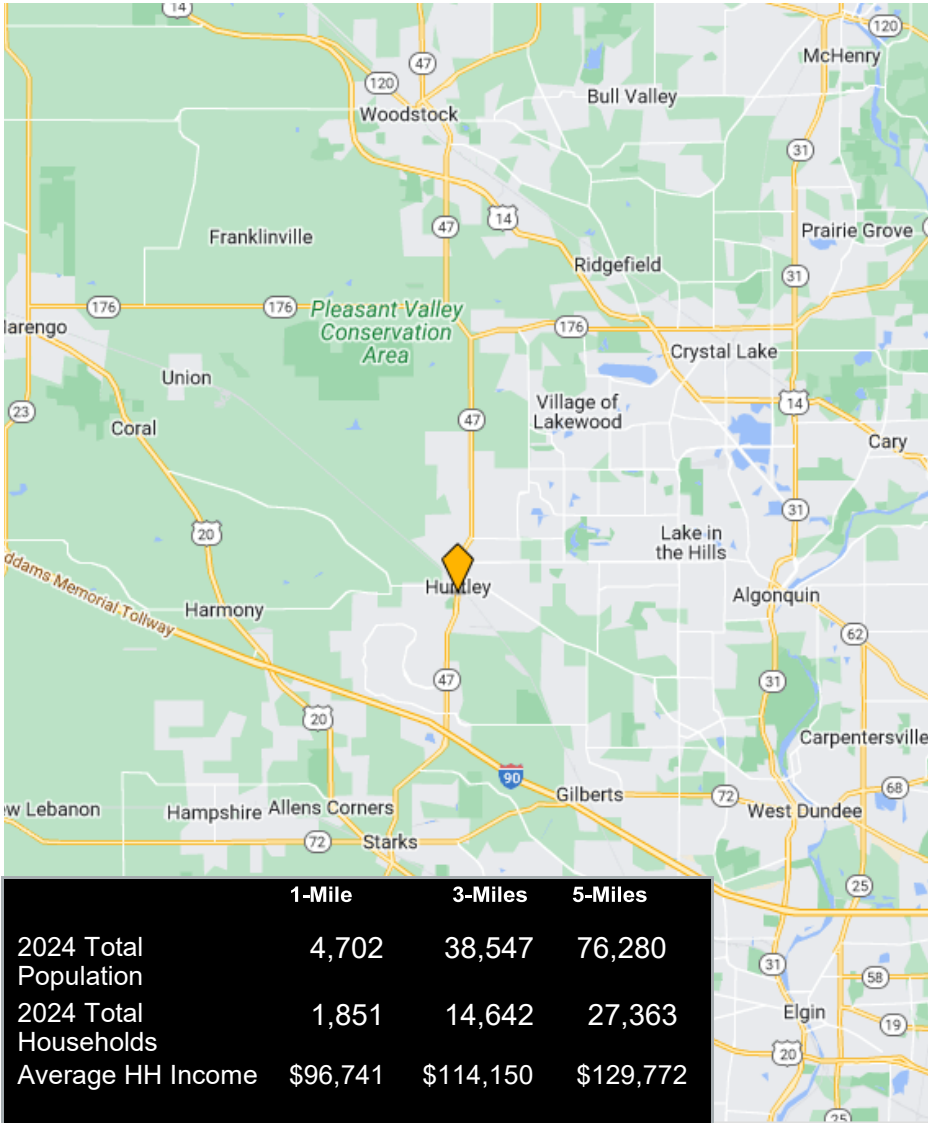
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MAP & DEMOGRAPHICS



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