

2601 S River Road, McHenry, IL

\$495,000



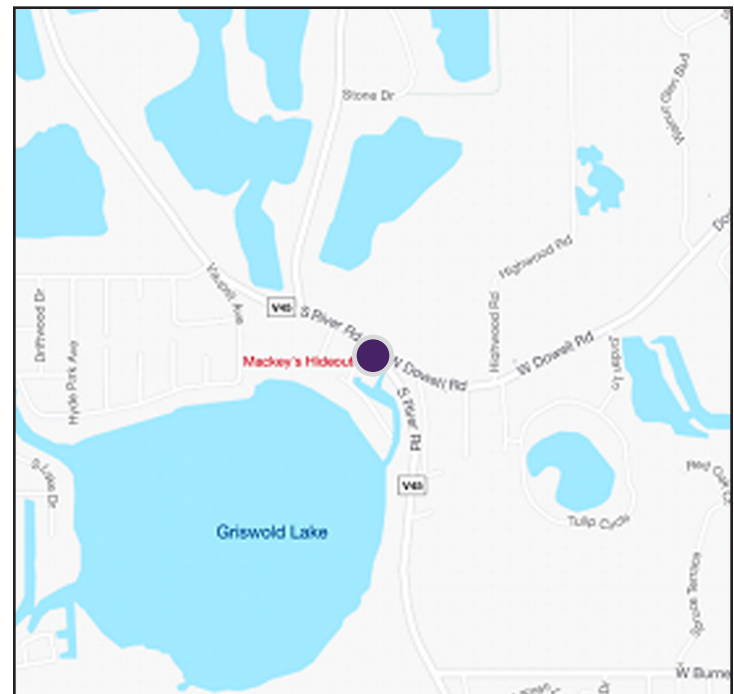
Property Highlights

- 2,160 SF single tenant restaurant plus one apartment
- Current Annual Rent: \$63,000
- NOI approximately \$54.4K
- Ample parking in rear
- Large pedestal sign increases visibility
- Great opportunity for investor
- Traffic Count: 13,393 cars daily
- Land Area: 2.2 acres
- Nearby businesses include Woodwind Farms, Walgreens, McDonald's, Connie's pizza and more
- Zoning: B1, B2
- Taxes (2019): \$5,611

Property Overview

On 2.2 acres of land, a 2,160 square foot single-tenant restaurant/nightclub is available for sale. There is also an apartment available. The property features ample parking in the rear and a large pedestal sign, which adds to visibility. The business generates \$63,000 per year in rent and has a good NOI. This property has great potential for an investor. Nearby businesses include Woodwind Farms, Walgreens, McDonalds, Connie's Pizza and more. Surrounded by scenic woods and lakes, the property is a great opportunity for an investor.

Located 50 miles northwest of Chicago, McHenry is a diverse community on the Fox River. Near the border of McHenry and Johnsburg, this property is part of a strong retail area that has attracted a variety of national retailers including Walmart, JCPenney, Dick's Sporting Goods and more.



DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
Population	2,512	20,187	74,943
Households	927	7,372	27,401
Median Income	\$75,590	\$78,597	\$83,364

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