

## MIXED USE FOR SALE

# RETAIL, OFFICE & APARTMENT BUILDING

125 E. Main Street, Barrington, IL 60010



### OFFERING SUMMARY

<b>SALE PRICE:</b>	\$550,000
<b>LOT SIZE:</b>	3,300 SF
<b>YEAR BUILT:</b>	1927
<b>BUILDING SIZE:</b>	5,747 SF
<b>ZONING:</b>	B-4 Village Center
<b>PRICE / SF:</b>	\$95.70
<b>PIN:</b>	01-01-101-004

### PROPERTY OVERVIEW

Mixed Use Building in the Heart of Downtown Barrington  
Investment and/or Owner User Property

### PROPERTY HIGHLIGHTS

- 3,429 square foot first floor & mezzanine retail with full basement, Seller is willing to lease property after the sale until summer, 2020
- 671 square foot office space on second floor
- 1,647 square foot apartment on third floor
- Retail includes 2,441 square feet of 1st floor and 988 square feet of mezzanine space
- High ceilings in unfinished basement
- Office space with 3 privates and 1 washroom
- Apartment with 7 rooms, 3 bedrooms and 1 bath
- 1st and 3rd floor has rear entrance to courtyard, very close to underground parking garage
- Building comes with 2 dedicated parking spaces in underground garage
- Newer roof, tuckpointing and gutter work
- Apartment lease expires October 2021; Office lease expires October 2020

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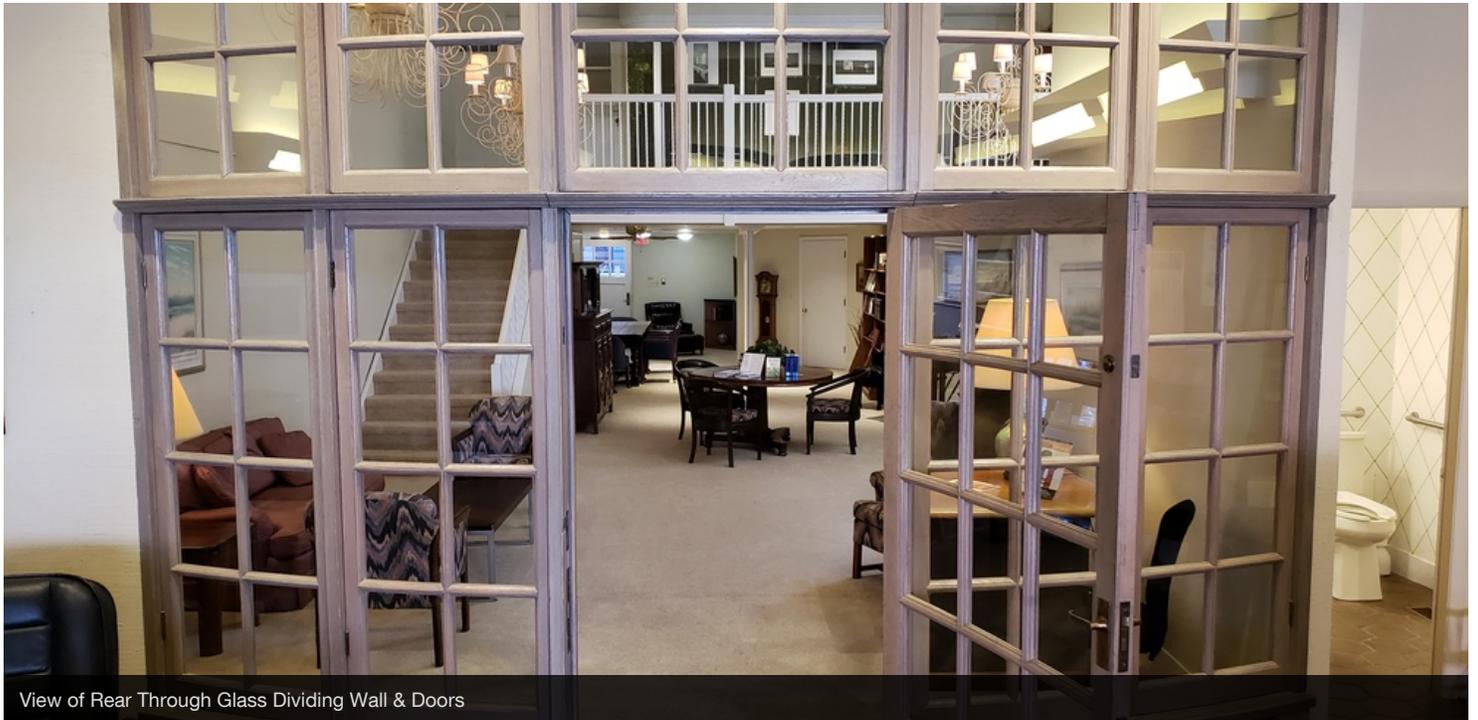
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Upon Entering First Floor Retail



View of Rear Through Glass Dividing Wall & Doors

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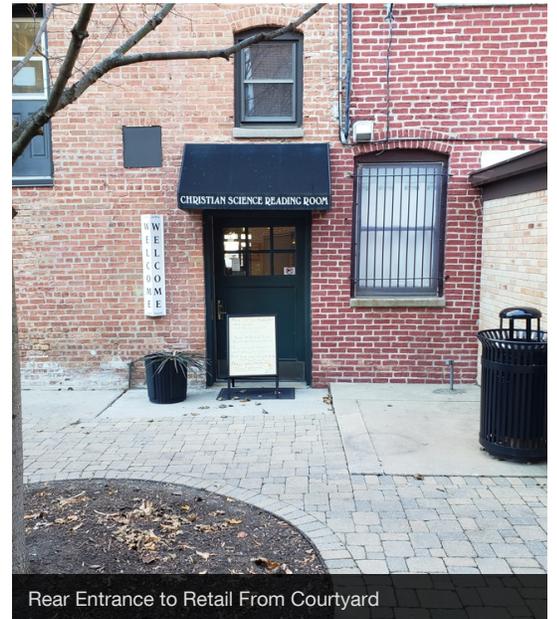
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Rear Portion of Retail and Front Portion of Mezzanine Area



View of Back End of First Floor Retail



Rear Entrance to Retail From Courtyard

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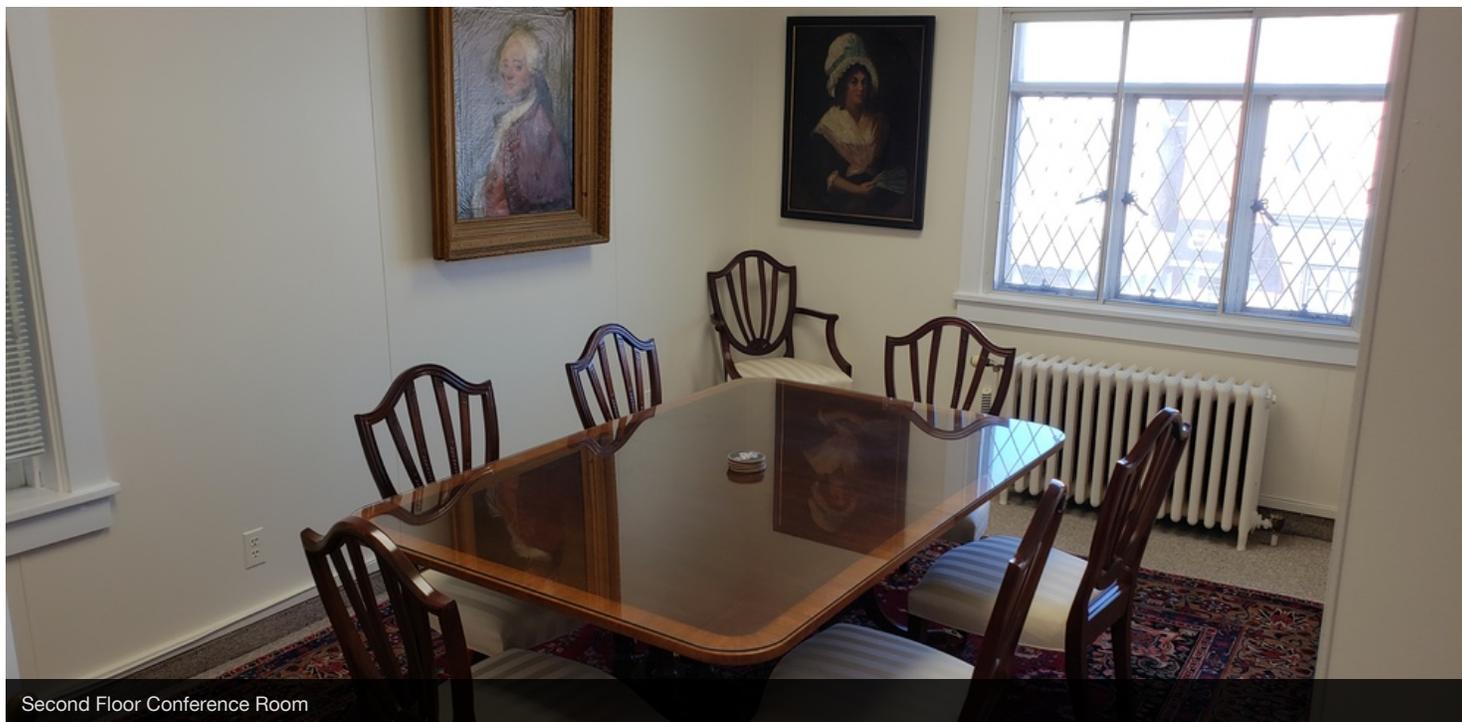
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Second Floor Office Space



Second Floor Conference Room

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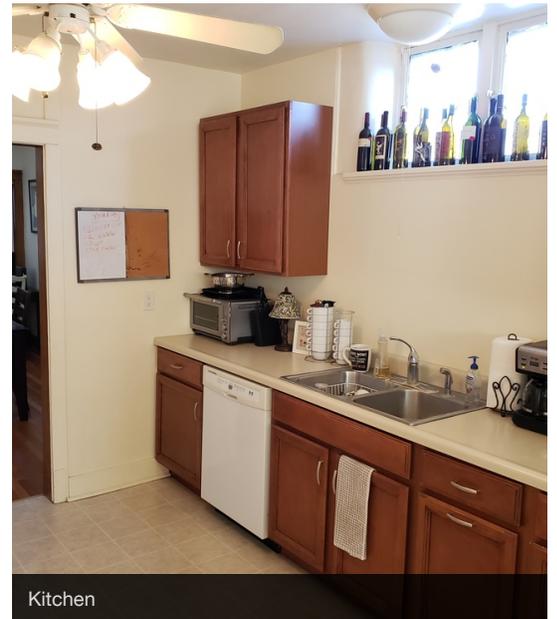
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Living Room



Kitchen Looking Towards Back Room



Kitchen

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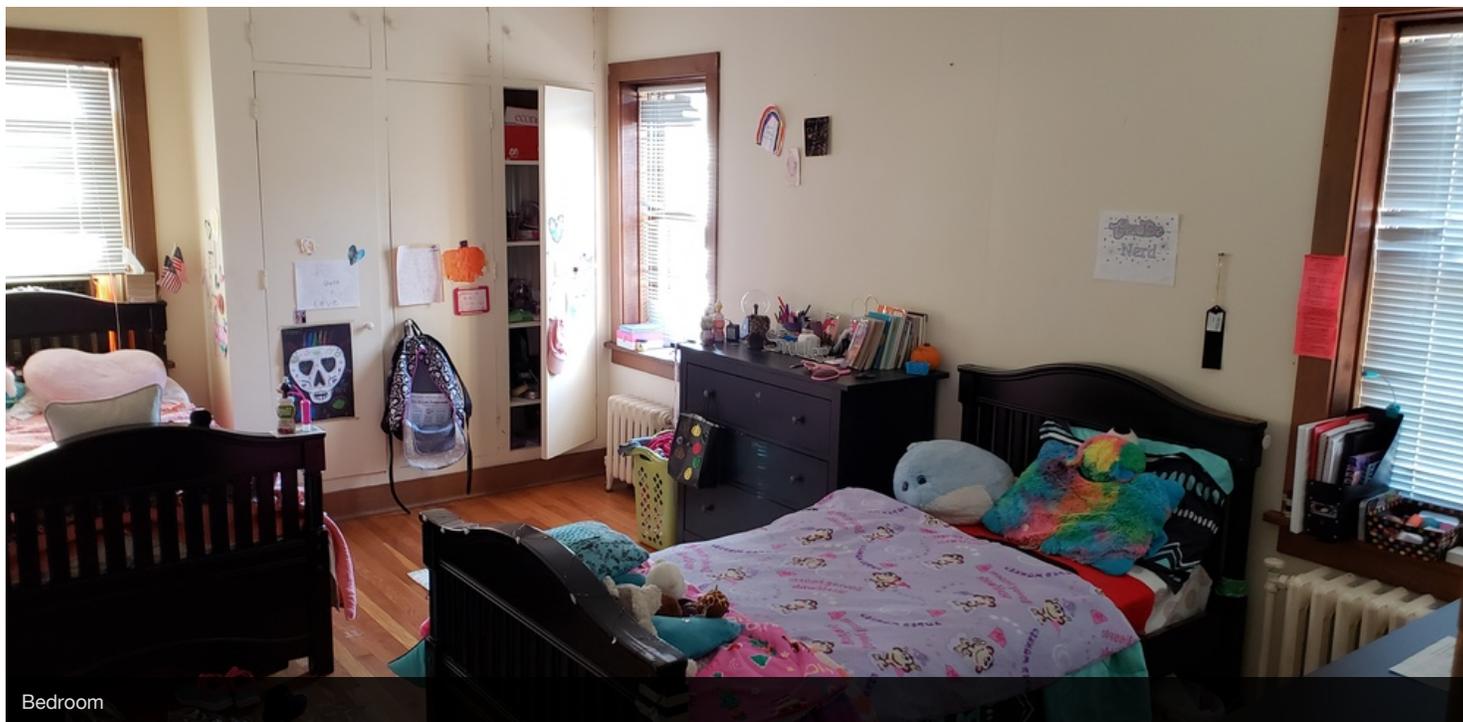
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Kitchen Looking Towards Bathroom and Dining Room & Living Room



Back Room



Bedroom

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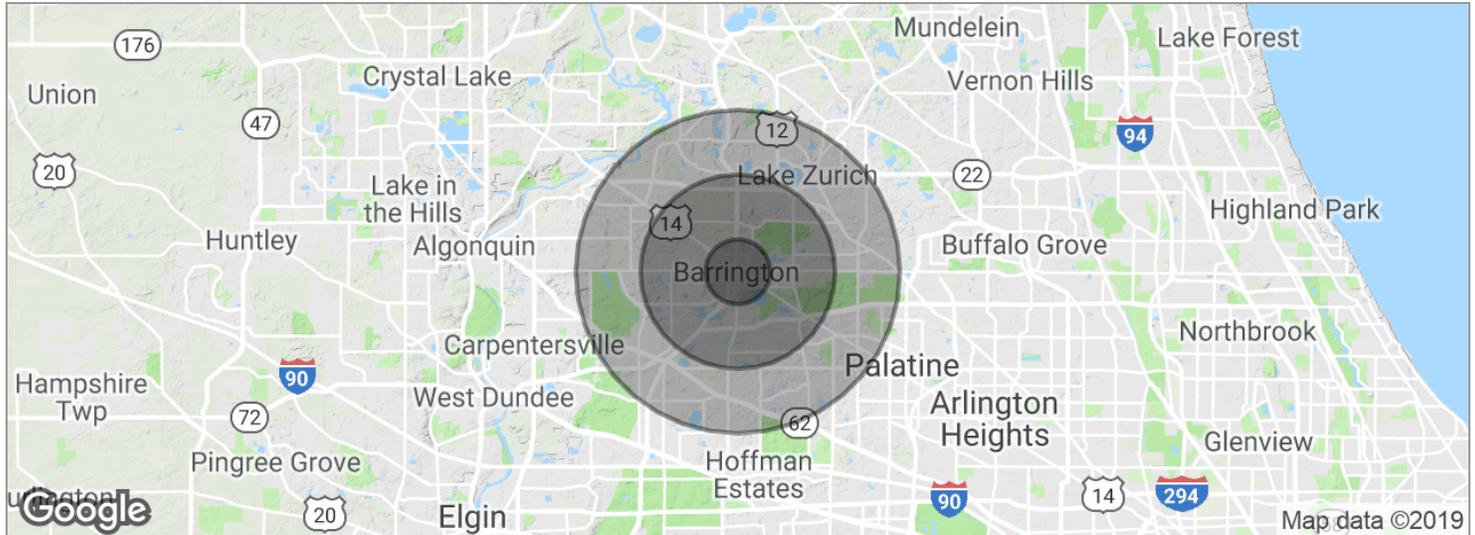
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<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total population	2,918	24,706	82,643
Median age	42.6	40.8	40.6
Median age (male)	41.3	39.1	39.5
Median age (Female)	44.1	42.5	42.0

<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total households	1,104	8,805	29,001
# of persons per HH	2.6	2.8	2.8
Average HH income	\$144,249	\$146,678	\$139,496
Average house value	\$533,754	\$565,898	\$514,465

\* Demographic data derived from 2010 US Census

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