



**Mixed Use**

MLS #: **10478231** Status: **ACTV** CTGF:  
 Rent Price: Lease Type: List Price: **\$415,000**  
 Rented Price: Contract: Sold Price:  
 Est. CAM/SF: Est. Tax/SF: Closed Date:  
 Listing Market Time: **28**

**Property Location**

Address: **301 W Main St**  
 City: **Barrington** Zip: **60010** Area #: **10**  
 Subdivision:  
 Corporate Limits:  
 County: **Cook** Township: **BARRINGTON** Yr. Built: **1940**  
 Parcel ID#: **01022030080000** Multiple PIN: **No**  
 Coordinates:  
 Directions: **NORTHWEST HIGHWAY TO MAIN STREET WEST TO PROPERTY**

**Property Description**

Approximate Age: <b>Older</b>	Information: <b>List Broker Must Accompany</b>
Air Conditioning: <b>Central Individual</b>	Known Encumbrances: <b>None Known</b>
Backup Package:	Location:
Client Needs:	Misc. Inside:
Client Will:	Misc. Outside:
Construction: <b>Wood Frame</b>	Type Ownership:
Current Use: <b>Commercial, Other</b>	Indoor Parking:
Water Drainage:	Outdoor Parking: <b>13-18 Spaces</b>
Docks: <b>None</b>	Possession: <b>Closing</b>
Electrical Svcs: <b>Circuit Breakers</b>	Potential Use: <b>Commercial, Residential-Single Family</b>
Building Exterior:	Roof Coverings:
Floor Finish:	Roof Structure:
Foundation:	Tenant Pays: <b>Varies by Tenant</b>
Fire Protection: <b>Alarm Monitored, Sprinklers-Wet, Sprinklers</b>	Terms:
Frontage Acc: <b>City Street</b>	Utilities To Site:
Heat/Ventilation: <b>Gas</b>	Geographic Locale: <b>Northwest Suburban</b>

Remarks: **GREAT LOCATION COMMERCIAL/RESIDENTIAL BUILDING ON MAIN AND DUNDEE AVE. TWO-STORY VINYL-SIDED BUILDING IN BARRINGTON'S HISTORIC DISTRICT. CLOSE TO TRAIN, SHOPPING, RESTAURANTS. FIRST FLOOR HAS THREE TENANTS AND USED FOR OFFICE AND RETAIL, SECOND FLOOR HAS PRIVATE ENTRANCE AND CAN BE AN OFFICE SPACE OR RENTED AS RESIDENTIAL (CURRENTLY VACANT). 13 PARKING SPACES. GREAT INVESTMENT FOR AN OWNER USER OR JUST AN INVESTOR.**

**Income/Expense Information**

Total Annual Income:	Adjusted Net Income:
Total Annual Expenses:	Gross Annual Sales:
Net Operating Income:	

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 NOTICE: Many homes contain recording devices, and buyers should be aware that they may be recorded during a showing.