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# Available Properties for Sale

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12/2/2024

PREPARED BY:



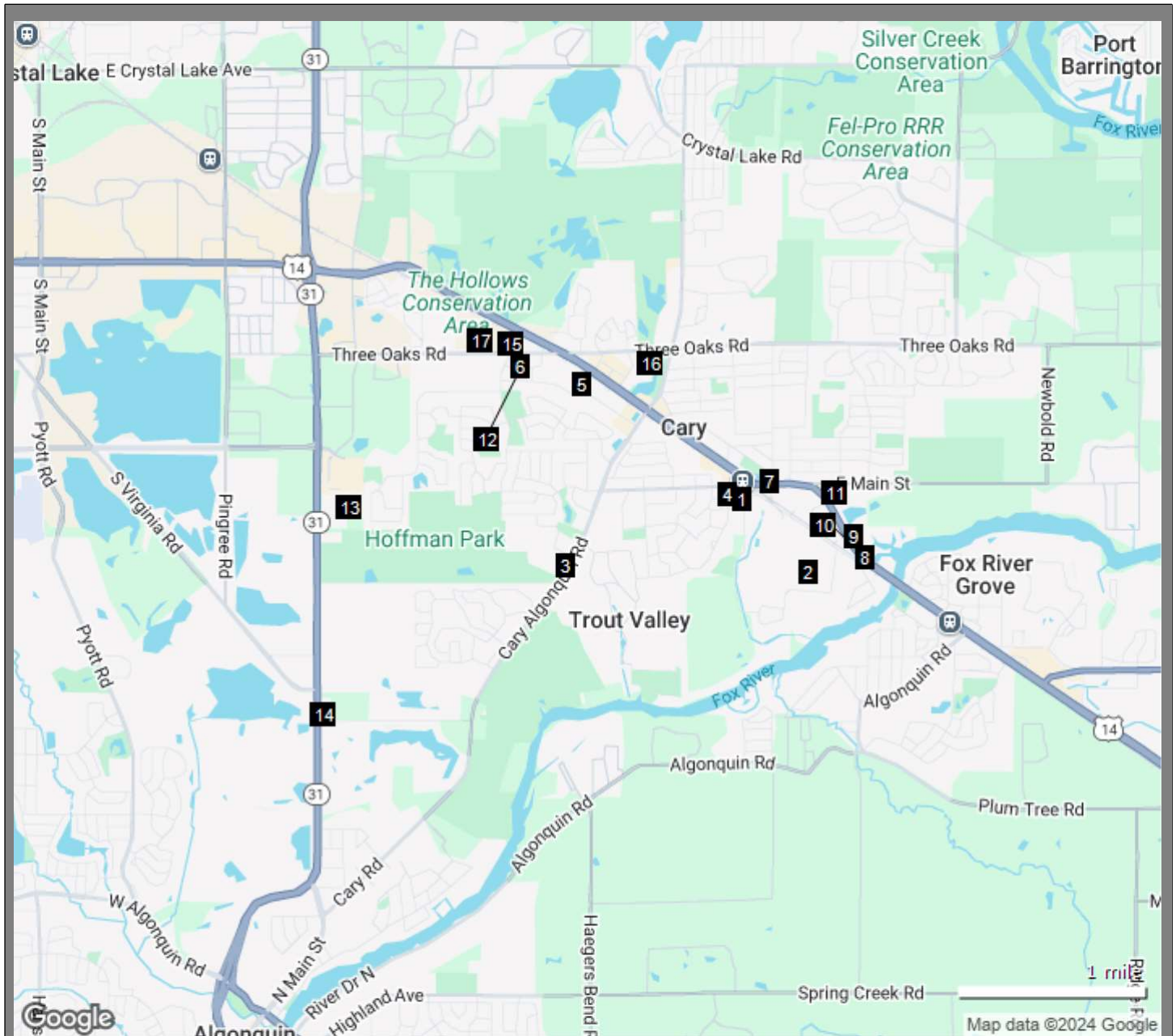
**Village Of Cary**


755 Georgetown Dr  
Cary, IL 60013

**Brian Simmons**

Community Development Director  
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# Village of Cary




<p><b>1</b></p>	 <p><b>109 Cary St</b>  <b>Cary, IL 60013</b>  <b>McHenry County</b>  <b>East Suburban McHenry MF Submarket</b></p>	<p>Building Type: <b>Class B Multi-Family/Apartments</b>                  Status: <b>Built 1865, Renov 2016</b>                  Building Size: <b>3,100 SF</b>                  Land Area: <b>0.13 AC</b>                  Stories: <b>2</b>                  Expenses: <b>2020 Tax @ \$1368.74/Unit; 2015 Ops @ \$4000.00/Unit</b>                  For Sale: <b>For Sale at \$875,000 (\$109,375.00/Unit) - Active</b></p>	<p>Space Avail: <b>0 SF</b>                  Max Contig: <b>0 SF</b>                  Smallest Space: <b>-</b>                  Rent/SF/Yr: <b>For Sale Only</b>                  % Leased: <b>0%</b></p>
<p>Sales Company: Coldwell Banker Commercial Realty: Paul Proano (312) 860-4043                  Landlord Rep: <i>Company information unavailable at this time</i></p>			



Please contact the Village of Cary Community Development Department for confirmation of zoning before entering into an agreement with a property owner. Staff also recommends utilizing contingency language in any agreement.  
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# Village of Cary




<p><b>2</b></p>		<p><b>150 Chicago St</b>  <b>Cary, IL 60013</b>  <b>McHenry County</b>  <b>McHenry County Ind Submarket</b></p>	<p>Building Type: <b>Class B Manufacturing</b>                  Status: <b>Built 1980</b>                  Building Size: <b>50,427 SF</b>                  Land Area: <b>2.13 AC</b>                  Stories: <b>1</b>                  Expenses: <b>2023 Tax @ \$1.19/sf</b>                  For Sale: <b>For Sale at \$2,950,000 (\$58.50/SF) - Active</b></p>	<p>Space Avail: <b>50,427 SF</b>                  Max Contig: <b>50,427 SF</b>                  Smallest Space: <b>19,293 SF</b>                  Rent/SF/Yr: <b>Withheld</b>                  % Leased: <b>100%</b></p>
<p>Sales Company: Entre Commercial Realty LLC: Kevin Kaplan, CCIM (309) 261-0920                  Landlord Rep: Entre Commercial Realty LLC / Kevin Kaplan, CCIM (309) 261-0920 -- 50,427 SF /8,752 ofc (19,293-50,427 SF)</p> <p>Building has dust evacuation system and a cafeteria.                  No plat map available.</p>				
<p><b>3</b></p>		<p><b>400 Haber Rd</b>  <b>Possibility To Rezone To Residential!</b>  <b>Cary, IL 60013</b>  <b>McHenry County</b>  <b>Cary - Algonquin Rd Far Northwest Submarket</b></p>	<p>Building Type: <b>Land</b>                  Status: <b>Existing</b>                  Building Size:                  Land Area: <b>2.80 AC / 2 AC (Net)</b>                  Stories: <b>-</b>                  For Sale: <b>For Sale at \$495,000 (\$4.06/SF) - Under Contract</b></p>	<p>Space Avail: <b>0 SF</b>                  Max Contig: <b>0 SF</b>                  Smallest Space: <b>-</b>                  Rent/SF/Yr: <b>For Sale Only</b>                  % Leased: <b>0%</b></p>
<p>Looking for a great location for your business? Two plus acres of prime commercial property with over 600 feet of frontage on busy Cary - Algonquin Road. Positioned between upscale Trout Valley and Cary Oaks Subdivisions, this is the spot to invest in your future. Daily traffic count is 6200 vehicles. B-3 zoning allows for a wide variety of possible uses. Make this site the new home for your company!</p>				
<p><b>4</b></p>		<p><b>22 High Rd</b>  <b>Cary, IL 60013</b>  <b>McHenry County</b>  <b>Far Northwest Submarket</b></p>	<p>Building Type: <b>Class C Office</b>                  Status: <b>Built 1893, Renov 2015</b>                  Building Size: <b>1,800 SF</b>                  Typical Floor Size: <b>900 SF</b>                  Stories: <b>2</b>                  Expenses: <b>2020 Tax @ \$4.27/sf</b>                  For Sale: <b>For Sale at \$320,000 (\$177.78/SF) - Active</b></p>	<p>Space Avail: <b>1,800 SF</b>                  Max Contig: <b>1,800 SF</b>                  Smallest Space: <b>1,800 SF</b>                  Rent/SF/Yr: <b>For Sale Only</b>                  % Leased: <b>100%</b></p>
<p>1,800 square foot office property located in Cary, Illinois. Zoned B-2, Neighborhood Business ; Also has variance for residential rental.</p>				
<p><b>5</b></p>		<p><b>720 Industrial Dr</b>  <b>Cary, IL 60013</b>  <b>McHenry County</b>  <b>McHenry County Ind Submarket</b></p>	<p>Building Type: <b>Class B Flex/Light Manufacturing</b>                  Status: <b>Built 1991</b>                  Building Size: <b>26,800 SF</b>                  Land Area: <b>3.50 AC</b>                  Stories: <b>1</b>                  Expenses: <b>2020 Tax @ \$0.25/sf</b>                  For Sale: <b>This property has one 1,676 condo for sale.</b></p>	<p>Space Avail: <b>3,352 SF</b>                  Max Contig: <b>1,676 SF</b>                  Smallest Space: <b>1,676 SF</b>                  Rent/SF/Yr: <b>\$12.00</b>                  % Leased: <b>93.8%</b></p>
<p>Landlord Rep: <i>Company information unavailable at this time</i></p>				



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# Village of Cary

<p><b>6</b></p>		<p><b>Kaper Dr</b>  <b>Kaper Dr</b>  <b>Cary, IL 60013</b>  <b>McHenry County</b>  <b>Far Northwest Submarket</b></p>	<p>Building Type: <b>Land</b>                  Status: <b>Existing</b>                  Building Size:                  Land Area: <b>3.16 AC</b>                  Stories: -                  For Sale: <b>For Sale at \$840,000 (\$6.10/SF) - Active</b></p>	<p>Space Avail: <b>0 SF</b>                  Max Contig: <b>0 SF</b>                  Smallest Space: -                  Rent/SF/Yr: <b>For Sale Only</b>                  % Leased: <b>0%</b></p>
<p>Sales Company: Coldwell Banker Commercial – Real Estate Group: John Higgins (630) 844-2222                  Landlord Rep: <i>Company information unavailable at this time</i></p>				
<p><b>7</b></p>		<p><b>10 W Main St</b>  <b>Cary, IL 60013</b>  <b>McHenry County</b>  <b>Far Northwest Submarket</b></p>	<p>Building Type: <b>Class B Office</b>                  Status: <b>Built 1975</b>                  Building Size: <b>7,900 SF</b>                  Typical Floor Size: <b>4,140 SF</b>                  Stories: <b>2</b>                  Expenses: <b>2020 Tax @ \$2.38/sf</b>                  For Sale: <b>For Sale at \$740,000 (\$93.67/SF) - Active</b></p>	<p>Space Avail: <b>2,100 SF</b>                  Max Contig: <b>2,100 SF</b>                  Smallest Space: <b>2,100 SF</b>                  Rent/SF/Yr: <b>\$20.00</b>                  % Leased: <b>73.4%</b></p>
<p>Sales Company: Coldwell Banker Commercial – Real Estate Group: James J. Finnegan (630) 844-2222                  Landlord Rep: Coldwell Banker Commercial – Real Estate Group / J.James J. Finnegan (630) 844-2222 -- 2,100 SF (2,100 SF)</p>				
<p>- Multi-Tenant 7,200 SF Office Building                  - Two Story building                  - Excellent window-line                  - Efficient Office Layouts                  - Low McHenry County Taxes                  - Well Maintained property                  - Existing pylon signage on Northwest Highway                  - Suites ranging from 140-1,400 SF                  - Currently 60% leased</p>				
<p><b>8</b></p>		<p><b>134 Northwest Hwy</b>  <b>Route 14 &amp; Jandus Rd. - 10.5 Acre Parcel</b>  <b>Cary, IL 60013</b>  <b>McHenry County</b>  <b>Far Northwest Submarket</b></p>	<p>Building Type: <b>Land</b>                  Status: <b>Existing</b>                  Building Size:                  Land Area: <b>10.50 AC / 10.50 AC (Net)</b>                  Stories: -                  For Sale: <b>For Sale at \$3,920,000 (\$8.57/SF) - Active</b></p>	<p>Space Avail: <b>0 SF</b>                  Max Contig: <b>0 SF</b>                  Smallest Space: -                  Rent/SF/Yr: <b>For Sale Only</b>                  % Leased: <b>0%</b></p>
<p>Sales Company: Wagner Commercial, LLC: Ted Wagner (847) 630-8920                  Landlord Rep: <i>Company information unavailable at this time</i></p>				
<p>Upscale Retail Development!! 14 Acres with 1,485 feet of frontage on U.S. Rte. 14/Northwest Hwy. in Cary, Illinois. Perfect for Major Anchor with Outlot(s). Property is located in a TIF District adjacent to lighted intersection. Strategically located 40 miles NW of the Loop, Cary is at the crossroads of McHenry, Cook, Lake, and Kane counties. O'Hare airport is only 45 minutes away. Nearby access to Northwest Tollway /Interstate Route 90, local commuter rail service, and good arterial roadways have helped Cary and neighboring villages develop into comfortable residential communities.</p>				






# Village of Cary

<p><b>9</b></p>		<p><b>179-181 S Northwest Hwy</b>  <b>179-181 S. Northwest Hwy.</b>  <b>(Route 14)</b>  <b>Cary, IL 60013</b>  <b>McHenry County</b>  <b>Far Northwest Submarket</b></p>	<p>Building Type: <b>Retail/Convenience Store</b>          Status: <b>Built 1950</b>          Building Size: <b>4,000 SF</b>          Land Area: <b>0.37 AC</b>          Stories: <b>1</b>          Expenses: <b>2020 Tax @ \$2.21/sf; 2016 Ops @ \$1.34/sf</b>          For Sale: <b>For Sale at \$375,000 (\$93.75/SF) - Active</b></p>	<p>Space Avail: <b>4,000 SF</b>          Max Contig: <b>4,000 SF</b>          Smallest Space: <b>4,000 SF</b>          Rent/SF/Yr: <b>For Sale Only</b>          % Leased: <b>0%</b></p>
<p>Sales Company: Premier Commercial Realty: Bruce S. Kaplan (847) 854-2300 X20          Landlord Rep: Premier Commercial Realty / S.Bruce S. Kaplan (847) 854-2300 X20 -- 4,000 SF (4,000 SF)</p>				
<p><b>10</b></p>		<p><b>ROUTE 14 @ Spring Beach Way</b>  <b>Riverfront Property - Cary, IL</b>  <b>Cary, IL 60013</b>  <b>McHenry County</b>  <b>Far Northwest Submarket</b></p>	<p>Building Type: <b>Land</b>          Status: <b>Existing</b>          Building Size:          Land Area: <b>30 AC / 30 AC (Net)</b>          Stories: <b>-</b>          For Sale: <b>For Sale at \$3,000,000 (\$2.30/SF) - Active</b></p>	<p>Space Avail: <b>0 SF</b>          Max Contig: <b>0 SF</b>          Smallest Space: <b>-</b>          Rent/SF/Yr: <b>For Sale Only</b>          % Leased: <b>0%</b></p>
<p>Sales Company: Wagner Commercial, LLC: Ted Wagner (847) 630-8920          Landlord Rep: <i>Company information unavailable at this time</i></p>				
<p><b>11</b></p>		<p><b>SEC Northwest Hwy &amp; Main St</b>  <b>Lots 2,3,4 Route 14</b>  <b>Cary, IL 60013</b>  <b>McHenry County</b>  <b>Far Northwest Submarket</b></p>	<p>Building Type: <b>Land</b>          Status: <b>Existing</b>          Building Size:          Land Area: <b>1.97 AC</b>          Stories: <b>-</b>          For Sale: <b>For Sale at \$599,832 (\$6.99/SF) - Active</b></p>	<p>Space Avail: <b>0 SF</b>          Max Contig: <b>0 SF</b>          Smallest Space: <b>-</b>          Rent/SF/Yr: <b>For Sale Only</b>          % Leased: <b>0%</b></p>
<p>Sales Company: Premier Commercial Realty: Bruce S. Kaplan (847) 854-2300 X20          Landlord Rep: <i>Company information unavailable at this time</i></p>				
<p>-NEXT TO NEW CVS PHARMACY          -EXCELLENT EXPOSURE          -ACCESS FROM ROUTE 14          -ECONOMIC INCENTIVES          -THROUGH VILLAGE TIF DISTRICT          -POSSIBLE TO SUBDIVIDE</p>				








# Village of Cary

<p><b>12</b></p>		<p><b>SEC Three Oaks &amp; Georgeto</b>  <b>6.67 Acre Vacant Commercial Site</b>  <b>Cary, IL 60013</b>  <b>McHenry County</b>  <b>Far Northwest Submarket</b></p>	<p>Building Type: <b>Land</b>          Status: <b>Existing</b>          Building Size:          Land Area: <b>6.67 AC / 6.67 AC (Net)</b>          Stories: -          For Sale: <b>For Sale at \$1,145,000 (\$3.94/SF) - Active</b></p>	<p>Space Avail: <b>0 SF</b>          Max Contig: <b>0 SF</b>          Smallest Space: -          Rent/SF/Yr: <b>For Sale Only</b>          % Leased: <b>0%</b></p>
<p>6.67 acres relatively rectangular, commercial site with frontage on 3 roads. Signalized intersection, all utilities to site, off site detention. Bank owned, graded and engineered site priced to sell! Excellent site for banquet facility or medium box retailer. \$6.50 psf. Several other parcels in the immediate area are also available:</p> <ul style="list-style-type: none"> <li>• 27 acres contiguous to this property</li> <li>• 7.34 acres on the NE corner of Three Oaks &amp; Georgetown</li> <li>• .96 acre SWC of Three Oaks &amp; Georgetown</li> <li>• 4.51 acres with frontage on Georgetown</li> </ul> <p>Please ask about pricing and information.</p>				
<p><b>13</b></p>		<p><b>SEQ of Route 31 and James</b>  <b>Cary, IL 60013</b>  <b>McHenry County</b>  <b>Far Northwest Submarket</b></p>	<p>Building Type: <b>Land</b>          Status: <b>Existing</b>          Building Size:          Land Area: <b>38.81 AC / 38.81 AC (Net)</b>          Stories: -          For Sale: <b>For Sale at \$3,881,000 (\$2.30/SF) - Active</b></p>	<p>Space Avail: <b>0 SF</b>          Max Contig: <b>0 SF</b>          Smallest Space: -          Rent/SF/Yr: <b>For Sale Only</b>          % Leased: <b>0%</b></p>
<p>Sales Company: CBRE: Tony Gange (630) 573-7030          Landlord Rep: <i>Company information unavailable at this time</i></p>				
<p><b>14</b></p>		<p><b>9550 S State Route 31</b>  <b>Algonquin, IL 60013</b>  <b>McHenry County</b>  <b>Far Northwest Submarket</b></p>	<p>Building Type: <b>Retail/Storefront Retail/Office</b>          Status: <b>Built 1960</b>          Building Size: <b>2,232 SF</b>          Land Area: <b>0.26 AC</b>          Stories: <b>2</b>          For Sale: <b>For Sale at \$339,000 (\$151.88/SF) - Active</b></p>	<p>Space Avail: <b>2,232 SF</b>          Max Contig: <b>2,232 SF</b>          Smallest Space: <b>2,232 SF</b>          Rent/SF/Yr: <b>For Sale Only</b>          % Leased: <b>0%</b></p>
<p>Sales Company: Compass Real Estate: Dawn Bravo (847) 525-2282          HomeSmart Connect: Sonya Bellson (847) 454-1705          Landlord Rep: <i>Company information unavailable at this time</i></p>				



# Village of Cary

<p><b>15</b></p>		<p><b>Three Oaks Rd</b>  <b>Cary, IL 60013</b>  <b>McHenry County</b>  <b>Far Northwest Submarket</b></p>	<p>Building Type: <b>Land</b>                  Status: <b>Existing</b>                  Building Size:                  Land Area: <b>7.34 AC / 7.34 AC (Net)</b>                  Stories: -                  For Sale: <b>For Sale at \$1,520,000 (\$4.75/SF) - Active</b></p>	<p>Space Avail: <b>0 SF</b>                  Max Contig: <b>0 SF</b>                  Smallest Space: -                  Rent/SF/Yr: <b>For Sale Only</b>                  % Leased: <b>0%</b></p>
<p>Sales Company: Premier Commercial Realty: Bruce S. Kaplan (847) 854-2300 X20                  Landlord Rep: <i>Company information unavailable at this time</i></p>				
<p>7.342 acre slightly irregular site at signalized intersection just west of Aldi food store. All utilities to site, offsite detention. Bank owned engineered and graded site now priced to sell. Ideal for banquet facility. \$6.33 psf. Several other parcels in the immediate area are also available:</p> <ul style="list-style-type: none"> <li>• .96 acres at Three Oaks &amp; Georgetown</li> <li>• 6.67 acres on the SE corner of Three Oaks &amp; Georgetown</li> <li>• 4.51 acres with frontage on Georgetown</li> <li>• 27.374 acres with frontage on Three Oaks and Georgetown</li> </ul> <p>Please ask about pricing and information.</p>				
<p><b>16</b></p>		<p><b>2615 Three Oaks Rd</b>  <b>Silver Lake Professional Bldg</b>  <b>Cary, IL 60013</b>  <b>McHenry County</b>  <b>S/S Three Oaks Rd, 2 blks W of Silver Lk Rd</b>  <b>Far Northwest Submarket</b></p>	<p>Building Type: <b>Class B Office/Medical</b>                  Status: <b>Built 1997</b>                  Building Size: <b>18,434 SF</b>                  Typical Floor Size: <b>9,217 SF</b>                  Stories: <b>2</b>                  Expenses: <b>2020 Tax @ \$2.91/sf</b>                  For Sale: <b>For Sale at \$1,799,000 (\$97.59/SF) - Active</b></p>	<p>Space Avail: <b>0 SF</b>                  Max Contig: <b>0 SF</b>                  Smallest Space: -                  Rent/SF/Yr: <b>For Sale Only</b>                  % Leased: <b>100%</b></p>
<p>This building is less than a mile from the train station and are located next to the post office in a beautiful park setting.</p> <p>This property does have the owner onsite.</p>				
<p><b>17</b></p>		<p><b>3712 Three Oaks Rd</b>  <b>Cary, IL 60013</b>  <b>McHenry County</b>  <b>Far Northwest Submarket</b></p>	<p>Building Type: <b>Land</b>                  Status: <b>Existing</b>                  Building Size:                  Land Area: <b>46 AC / 46 AC (Net)</b>                  Stories: -                  For Sale: <b>For Sale at \$6,879,000 (\$3.43/SF) - Active</b></p>	<p>Space Avail: <b>0 SF</b>                  Max Contig: <b>0 SF</b>                  Smallest Space: -                  Rent/SF/Yr: <b>For Sale Only</b>                  % Leased: <b>0%</b></p>
<p>Sales Company: Berkshire Hathaway Starck Real Estate: Lynn Klotz (815) 334-2633                  Landlord Rep: <i>Company information unavailable at this time</i></p> <p>46 Prime Acres Zoned Light Industrial In McHenry County. Great Mixed Use Potential In High Growth Corridor. Ready For Development In Cary. Water &amp; Sewer Located On South Side Of Three Oaks Road. Currently In Cary'S F.P.A. This Is Wonderful Opportunity.</p>				



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