



## Available Properties

### Industrial Sites

- .6 acre, .78 acre, 1.14 acre, 2+ acre industrial and business lots available, all utilities, heavy industrial street, light industrial zoning, direct access to IL 23 in the Pearson South Center Business Park. Contact: Al Browne, Al Browne Chevrolet, phone: (815) 784-2511, Joline Suchy or Angela Rich, Trademark Properties, phone: (815) 784-4582

### Commercial Space

- 308, 310, & 316 W. Main Street – Extremely well-maintained retail building for sale. Would make a great owner operated building with leases to cover mortgage. In addition to three separate retail spaces, building has two – 1 bedroom, 1 bath apartments upstairs. When fully leased, the building has a great cap rate. Newer roof, HVAC and wiring. Contact: Adam Katz (mcarpenter@rvgcommercial.com) of RVG Milner/Carpenter. Phone (815) 754-4000. Please see flyer for additional information.
- 705 E. Main St. Prime, buildable corner commercial lot on Main Street in Genoa, IL for a free standing building. Previously approved for a 6,000 sq. ft. 2 story building with on site parking: 3,000 sq. ft. commercial lower level, and 2 three bedroom apartment units upper level. High visibility and across the street from McDonald's. On Rt. 72(Main St.) in Genoa, just east of the stop light at the intersection of Rt. 23. Priced at \$79,900. Contact Rick Hoffman of Hoffman Realty LLC at 815 522-3255 or hoffmanrealty@yahoo.com
- 407 Sycamore Road – 1800 to 7200 square feet for lease. Adjacent to the new Piggly Wiggly and with excellent visibility from Route 23. Signage on Route 23. Contact: Mike Carpenter, CCIM (mcarpenter@rvgcommercial.com) of RVG Milner/Carpenter. Phone (815) 754-4000. Click Here for Flyer.
- Prairie Ridge Pointe Commercial Center – 401 Hadsall Street. Near Ace Hardware, bank, strip center, storage building. Fully improved with city water and public sewer. Lots 8, 10 and 11 available. Contact: Kathy Jansen, RE/MAX Central, phone: (847) 274-6683; office: (630) 980-4440; email: Kathy@kjansen.com.