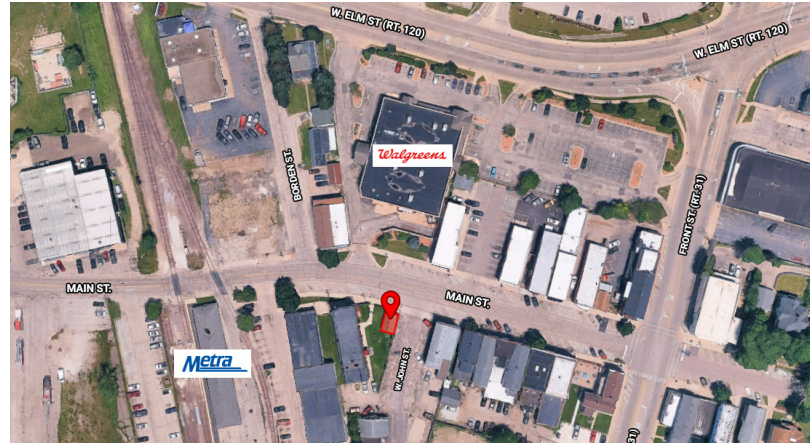


3937-3939 Main St
Mchenry, IL 60050

For Sale

MLS # 12737348

MULTIFAMILY



VINTAGE MULTIFAMILY INVESTMENT 5,991 SF

\$539,000

MULTIFAMILY INVESTMENT OPPORTUNITY 5,991 SF

23 single residence occupancy units in 2 story vintage downtown McHenry building with 20 units leased (87% occupancy).

Units rented week to week or month to month. Laundry room. Separate 400 sf leasing/management office could be converted to apartment, store or office and further monetized. Close to commuter train and downtown restaurants.

Potential for redevelopment or creative re-use. City in process of establishing TIF district and plans area capital improvements. Priced below local Assessor valuation. Management in place. Ask for rent roll and operating statement. 12.6% actual cap rate.

This is an older Class C SRO building that needs work and is priced accordingly. Being sold "as-is"

Demographics	1 Mile	3 Miles	5 Miles
Total Population	6,438	31,763	60,328
Average HH Income	\$91,484	\$114,905	\$122,603

Specifications

Description:	Multifamily
Size:	5,991 SF
Land Size:	9,488 SF
Year Built:	1895
HVAC:	Hot Water Radiant
Washrooms:	7 (2 Common, 5 Private)
Parking:	4 + Street
Taxes:	\$15,744.80 (2025)
Percent Leased:	87.0%
Cap Rate:	12.6%
PIN #:	09-26-355-001

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No warranty or representation is made as to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice. This document is for information purposes only. No offer of sub-agency is being made.



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