
Available Properties for Sale

4/15/2025

PREPARED BY:



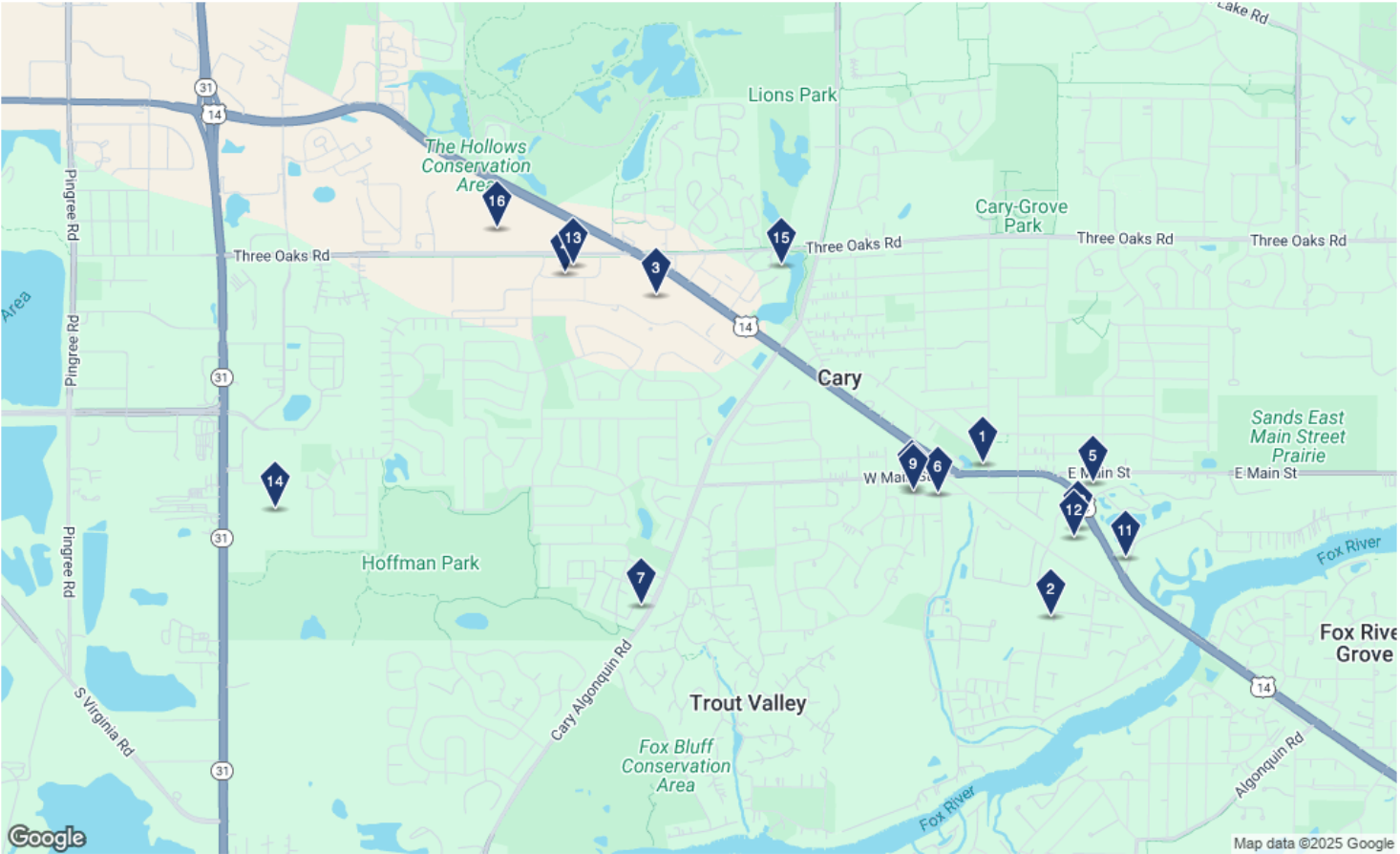
Village Of Cary

755 Georgetown Dr
Cary, IL 60013

Brian Simmons

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Map Report with Multiple Properties per Page and Photo



1 10 W Main St
Cary, Illinois 60013 (McHenry County) - Far Northwest Submarket

★★★★☆
Office

Property Summary

RBA (% Leased)	7,900 SF (73.4%)	Built	1975
Stories	2	Typical Floor	4,140 SF
Tenancy	Multiple	Available	2,100 SF
Max Contiguous	2,100 SF	Asking Rent	\$20.00 SF/year/MG
Parking Spaces	25 (3.02/1,000 SF)	For Sale	\$740,000 (\$93.67/SF)



Sales Company:
Coldwell Banker: James Finnegan (630) 947-5024

Primary Leasing Company:
Coldwell Banker: James Finnegan (630) 947-5024

Property Notes

- Multi-Tenant 7,200 SF Office Building
- Two Story building
- Excellent window-line
- Efficient Office Layouts
- Low McHenry County Taxes
- Well Maintained property



Property Notes (Continued)

- Existing pylon signage on Northwest Highway
- Suites ranging from 140-1,400 SF
- Currently 60% leased



150 Chicago St

Cary, Illinois 60013 (McHenry County) - McHenry County Submarket



Manufacturing

Property Summary

RBA	50,427 SF	Built	1980
Tenancy	Multiple	Available	19,293 - 50,427 SF
Max Contiguous	50,427 SF	Asking Rent	Withheld
Clear Height	19'	Drive Ins	3 total/ 22' w x 14' h
Docks	2 exterior	Levelers	2 exterior
Parking Spaces	40 (0.79/1,000 SF)	For Sale	\$2,950,000 (\$58.50/SF)



Sales Company:

Entre Commercial Realty LLC: Kevin Kaplan, CCIM (309) 261-0920

Primary Leasing Company:

Entre Commercial Realty LLC: Kevin Kaplan, CCIM (309) 261-0920

Property Notes

Building has dust evacuation system and a cafeteria.

No plat map available.



740 Industrial Dr - Cary Industrial Center

Cary, Illinois 60013 (McHenry County) - McHenry County Submarket



Manufacturing

Property Summary

RBA	68,060 SF	Built	1981
Tenancy	Multiple	Asking Rent	Withheld
Clear Height	22'	Drive Ins	7 total/ 25' w
Docks	9 exterior	Levelers	None
Parking Spaces	125 (1.84/1,000 SF)		



Sales Company:

Entre Commercial Realty LLC: Dan Jones (847) 508-2243, Daniel Benassi (847) 310-4298, Marc Bartolini (847) 310-4295

Primary Leasing Company:

Entre Commercial Realty LLC: Daniel Benassi (312) 305-2902

Property Notes

- * Located minutes east of Route 31 & Northwest Highway (Route 14)
- * Ample parking





Kaper Dr - Kaper Dr

Cary, Illinois 60013 (McHenry County) - Far Northwest Submarket



Land

Property Summary

Land Area - Gross	3.16 AC (137,650 SF)	Topography	Level
On-Sites	Raw land	Zoning	B2
Proposed Use	Office, Restaurant, Retail	Parcel	19-11-428-004
For Sale	\$840,000 (\$265,822.78/AC)		



Sales Company:

Coldwell Banker: John Higgins (630) 313-0548



SEC Northwest Hwy & Main St - Lots 2,3,4 Route 14

Cary, Illinois 60013 (McHenry County) - Far Northwest Submarket



Land

Property Summary

Land Area - Gross	1.97 AC (85,813 SF)	Topography	Level
On-Sites	Previously developed lot	Zoning	B3
Proposed Use	Apartment Units - Condo, Convenience Store, Fast Food, General Freestanding, Health Care, Mixed Use, Neighborhood Center, Office, Restaurant, Retail, Service Station, Store-front Retail/Residntl, Store-front Retail/Office	Parcel	20-18-177-026, 20-18-177-027, 20-18-177-028
For Sale	\$599,832 (\$304,483.25/AC)		



Sales Company:

Premier Commercial Realty: Bruce Kaplan (847) 507-1759

Property Notes

- NEXT TO NEW CVS PHARMACY
- EXCELLENT EXPOSURE
- ACCESS FROM ROUTE 14
- ECONOMIC INCENTIVES
- THROUGH VILLAGE TIF DISTRICT
- POSSIBLE TO SUBDIVIDE



109 Cary St

Cary, Illinois 60013 (McHenry County) - East Suburban McHenry Submarket



Apartments

Property Summary

Units	8	Built/Renovated	1865/2016
Stories	2	Market Segment	All
Vacancy %	3.6	Parking Spaces	7 (0.88/Unit)
Commercial Asking Rent	Withheld	For Sale	\$850,000 (\$106,250/Unit)



Sales Company:

Coldwell Banker Commercial Realty: Paul Proano (312) 860-4043





400 Haber Rd - Possibility To Rezone To Residential!

Cary, Illinois 60013 (McHenry County) - Far Northwest Submarket



Land

Property Summary

Land Area - Gross	2.80 AC (121,968 SF)	Topography	Sloping
On-Sites	Raw land	Zoning	B-3
Density Allowed	B-3	Proposed Use	Commercial, Retail
Parcel	19-14-429-003	For Sale	\$495,000 (\$176,785.71/AC)



Sales Company:

Baird & Warner: Phil Grant (773) 814-5369

Property Notes

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!



22 High Rd

Cary, Illinois 60013 (McHenry County) - Far Northwest Submarket



Office

Property Summary

RBA	1,800 SF	Built/Renovated	1893/2015
Stories	2	Typical Floor	900 SF
Tenancy	Single	Asking Rent	Withheld
Parking Spaces	10 (5.56/1,000 SF)	For Sale	\$320,000 (\$177.78/SF)



Sales Company:

Baird & Warner: John Trandel (847) 650-1552

Property Notes

1,800 square foot office property located in Cary, Illinois. Zoned B-2, Neighborhood Business ; Also has variance for residential rental.



104 High Rd

Cary, Illinois 60013 (McHenry County) - Far Northwest Submarket



Land

Property Summary

Land Area - Gross	0.26 AC (11,326 SF)	Topography	Level
On-Sites	Finish grade	Zoning	B-2
Proposed Use	Apartment Units, Retail	Parcel	19-13-253-009
For Sale	\$240,000 (\$923,076.92/AC)		



Sales Company:

Baird & Warner: John Trandel (847) 650-1552



10 134 Northwest Hwy - Route 14 & Jandus Rd. - 10.5 Acre Parcel



Cary, Illinois 60013 (McHenry County) - Far Northwest Submarket

Land

Property Summary

Land Area - Gross	10.50 AC (457,380 SF)	On-Sites	Previously developed lot
Current Use	Vacant	Zoning	B
Proposed Use	Retail	For Sale	\$3,920,000 (\$373,333.33/-AC)



Sales Company:

Wagner Commercial, LLC: Ted Wagner (847) 630-8920

Property Notes

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 Out-lot(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.

11 179-181 S Northwest Hwy - 179-181 S. Northwest Hwy. (Route 14)



Cary, Illinois 60013 (McHenry County) - Far Northwest Submarket

Retail

Property Summary

GLA	4,000 SF	Built	1950
Tenancy	Multiple	Asking Rent	Withheld
Parking Spaces	12 (2.50/1,000 SF)	Frontage	101' on Northwest Hwy
Frontage	258' on Spring Beach Way	For Sale	\$375,000 (\$93.75/SF)



Sales Company:

Premier Commercial Realty: Bruce Kaplan (847) 507-1759

Primary Leasing Company:

Premier Commercial Realty: Bruce Kaplan (847) 507-1759

12 ROUTE 14 - Riverfront Property - Cary, IL



Cary, Illinois 60013 (McHenry County) - Far Northwest Submarket

Land

Property Summary

Land Area - Gross	23.00 AC (1,001,880 SF)	Topography	Level
On-Sites	Raw land	Zoning	B-3
Proposed Use	Commercial	For Sale	\$3,000,000 (\$130,434.78/-AC)



Sales Company:

Wagner Commercial, LLC: Ted Wagner (847) 630-8920



13 SEC Three Oaks & Georgetown Rd - 6.67 Acre Vacant Commercial...



Cary, Illinois 60013 (McHenry County) - Far Northwest Submarket

Land

Property Summary

Land Area - Gross	6.67 AC (290,545 SF)	Topography	Level
On-Sites	Rough graded	Zoning	B-2
Proposed Use	Commercial, Retail	Parcel	19-11-401-001
For Sale	\$1,145,000 (\$171,664.17/-AC)		



Sales Company:

Premier Commercial Realty: Bruce Kaplan (847) 507-1759

Property Notes

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:

- 27 acres contiguous to this property
- 7.34 acres on the NE corner of Three Oaks & Georgetown
- .96 acre SWC of Three Oaks & Georgetown
- 4.51 acres with frontage on Georgetown

Please ask about pricing and information.

14 SEQ of Route 31 and James R Rakow Road



Cary, Illinois 60013 (McHenry County) - Far Northwest Submarket

Land

Property Summary

Land Area - Gross	38.81 AC (1,690,564 SF)	Topography	Level
On-Sites	Raw land	Current Use	Raw Land
Zoning	B-2	Proposed Use	Commercial, Retail
For Sale	\$3,881,000 (\$100,000.00/-AC)		



Sales Company:

CBRE: Tony Gange (630) 677-7030

15 2615 Three Oaks Rd - Silver Lake Professional Bldg



Cary, Illinois 60013 (McHenry County) - Far Northwest Submarket

Office

Property Summary

RBA	18,434 SF	Built	1998
Stories	2	Elevators	None
Typical Floor	9,217 SF	Tenancy	Multiple
Asking Rent	Withheld	Parking Spaces	92 (4.99/1,000 SF)
For Sale	\$1,799,000 (\$97.59/SF)		



Sales Company:

Premier Commercial Realty: Heather Schweitzer (815) 236-9816, Bruce Kaplan (847) 854-2300 X20



Property Notes

This building is less than a mile from the train station and are located next to the post office in a beautiful park setting.

This property does have the owner onsite.

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3712 Three Oaks Rd

Cary, Illinois 60013 (McHenry County) - Far Northwest Submarket

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Land

Property Summary

Land Area - Gross	46.00 AC (2,003,760 SF)	Topography	Rolling
Current Use	Agricultural	Zoning	Industrial
Proposed Use	Industrial, Mixed Use, Office	Parcel	19-11-100-023
For Sale	\$6,879,000 (\$149,543.48/- AC)		



Sales Company:
Berkshire Hathaway Starck Real Estate: Lynn Klotz (312) 437-4549

Property Notes

46 Prime Acres Zoned Light Industrial In McHenry County. Great Mixed Use Potential In High Growth Corridor. Ready For Development In Cary. Water & Sewer Located On South Side Of Three Oaks Road. Currently In Cary'S F.P.A. This Is Wonderful Opportunity.

