



Industrial Property For Sale



INDUSTRIAL PROPERTY + BUSINESS FOR SALE

1997A AUCUTT RD, MONTGOMERY, IL 60538

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OFFERING SUMMARY

Sale Price (Real Estate + Business): \$699,900

Building Size: 5,000 SF

Lot Size: 0.32 Acres

PIN: 15-31-401-030

Taxes 2021: \$5,110.92

PROPERTY HIGHLIGHTS

- Business has been manufacturing pinhole detectors used for specialty fabrications since 1962, owner is retiring
- Rare small warehouse space in Montgomery's industrial area on Aucutt Rd
- 10x10 overhead door and crane
- 10% office, 90% warehouse
- Low taxes

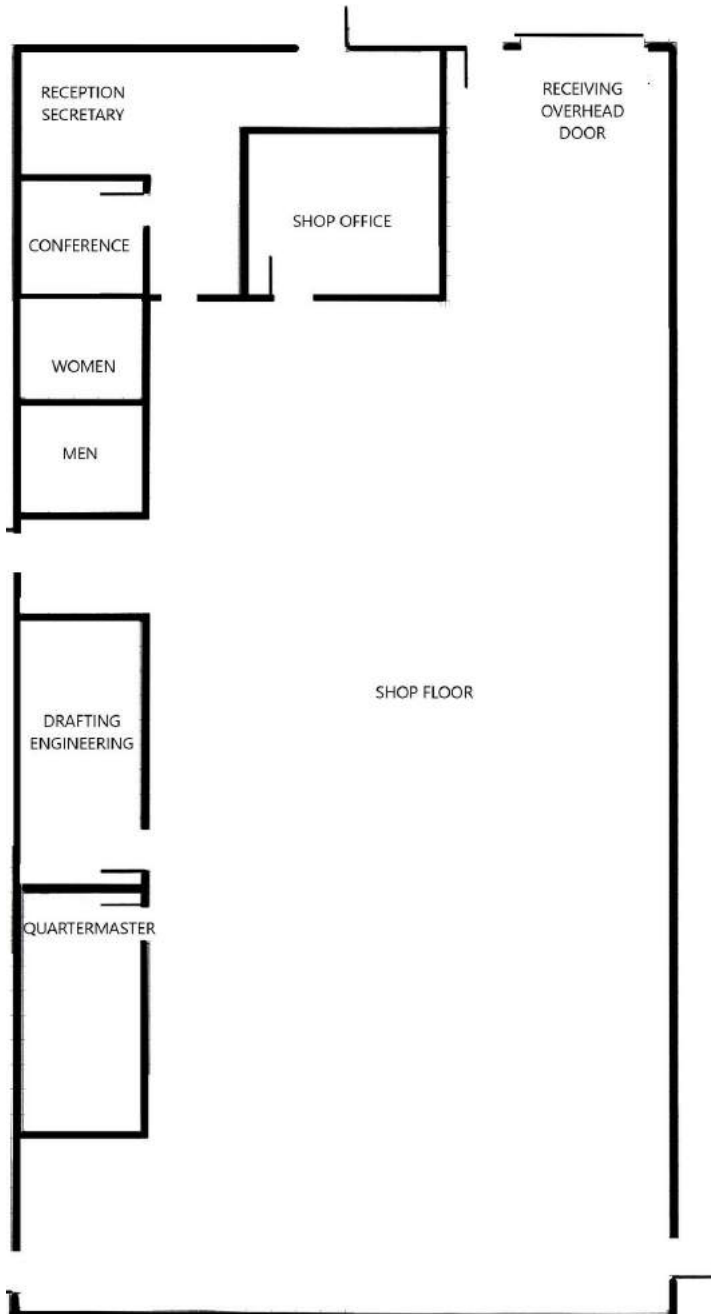
LOCATION OVERVIEW

Surrounded by industrial properties in the business friendly village of Montgomery, IL. Located in Kane County just east of Orchard Rd for easy access to I-88.

DEMOGRAPHICS

	1 MILE	5 MILES	10 MILES
Total Households	1,220	67,014	161,117
Total Population	3,325	201,406	464,660
Average HH Income	\$113,110	\$85,607	\$111,088

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