







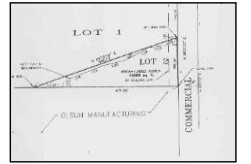






AVAILABLE PROPERTY FOR SALE OR LEASE

PHOTO	SALE or LEASE	ADDRESS	USE	TOTAL SF/ACRES	AVAILABLE SF/ACRES	ZONING	RATE/PRICE	COMMENTS	CONTACT	COMPANY	PHONE	EMAIL
	Sale	10101 Main Street	Commerical, Office	2,935		CBD, Historic District	\$250,000	Victorian home is Central Business District suitable for a business. A 29 x 18 ft work shop and 28 x 46 ft storage out building.	Jim Coughlin	Remax Plaza	815-378-2199	jcoughlinrealtor@gmail.com
	Lease	10309 Main Street	Commercial, Office, Retail, Restaurant	6,396 SF	6,396 SF Two story building	CBD, Historic District	Contact Owner	Excellent for restaurant location. Two story brick building, prime frontage on Rt.12, large open space on 2 floors plus basement, AC both floors, 2 furnaces, freight elevator to all floors, alley behind building.	Jeff Brumm	Brumm Enterprises	847-812-9550	brummenterprises@aol.com
	Sale	10328 Main Street	Commercial	1,728 SF	1,728 SF	CBD, Historic District	\$159,900	Two buildings in the heart of Richmond. One is a turnkey residential rental that is currently occupied. The other is a landmark building built in 1845. The street level basement has potential for a small storefront. Please contact the Village of Richmond for more details about the allowed uses in this Central Business District.	Elise Livingston	Remax Plaza	847- 347-2807	elise@eliselivingston.com
	Sale	10331 Main Street	Commercial, Office, Retail	11,700 SF		CBD, Historic District	Contact owner for purchase information.	Large retail masonry building in the downtown historic district offers tremendous potential for either an owner user or investor. Main level is 4,100 SF, second floor is 1,350 SF and lower level is 4,100 SF.	John Fuhler	RJK Equities LLC	815-455-4000	john@fuhlerproperties.com
	Lease	10902 Main Street	Commercial, Office, Retail	80,215 SF	1,856 SF with additional rear space of 951 SF	GB	\$14 Gross, plus utilities	F-I Suite has excellent exposure to US Route 12 with separate entrance and own restroom, 1,856 SF with additional 951 SF if needed with restroom, common area access, exit to rear.	David Knight, Director of Real Estate	Associated Bank	414-525-3269	david.knight@associatedbank.com
	Sale	10815 Commercial Drive	Industrial	31,923 SF	31,923 SF	I -1	\$1,625,000.00	Former Jan-Air manufacturing building, built 1970	Natalie Bell	Keating Real Estate	(262) 203-3322	natalie@keatinggroup.com
	Sale	5700 Walnut Street	Industrial	84,423 SF	2.33 acres	I -1	\$900,000	Single tenant industrial building with fenced outside storage. Built in 1930's with several additions. Works well for truck and large vehicle repair or storage. Owner financing available with 15% down.	Wayne Kurchina	Sperry Commercial Global Affiliates, ILR Realty Group	847-344-8900	wayne@ilrealtyinc.com
	Lease	9703 US Route 12	Commercial, Retail	7,200 SF leaseable area	800 to 1,600 SF	GB	\$12.75/SF	Desirable high visibility and high traffic location, 10' ceilings, covered entry, large display windows, separate heat, central air and electric service.	Rich Perillo	Perillo Real Estate Group	847-331-2112	rich@perillorealestategroup.com

AVAILABLE LAND FOR DEVELOPMENT												
PHOTO	SALE or LEASE	ADDRESS	USE	TOTAL SF/ACRES	AVAILABLE SF/ACRES	ZONING	RATE/PRICE	COMMENTS	CONTACT	COMPANY	PHONE	EMAIL
	Available Land for Sale	10511-10515 Main St	Multi-Family	1.0 aprox acre	1.0 aprox acre	CB	\$550,000	Single family home and five flat currently on property and occupied. Development site for 25 unit multi family housing.	Chip Eldredge	Property Owner	815-304-3763	charles.eldredgeiii@gmail.com
	Available Land for Sale	10701, 10705 and 10709 Main Street	Retail	53,000 SF land	1.25 acres	GB	\$700,000	Site approved for retail or business development.	Chip Eldredge	Property Owner	815-304-3763	charles.eldredgeiii@gmail.com
	Available Land for Sale	10905 Main Street	Commercial	2.25 acres	2.25 acres	GB	\$399,900	420 feet of frontage on HWY 12 (Main Street). Excellent opportunity for development. City water and city sewer available.	Remax at Home Realty	Basel Tarabein	847-828-2243	baseltabein@remax.net
	Available Land for Sale	5419 Kenosha Street	GB and PSRD	109 acres	109 acres	GB along Rt. 173 and PSRD	\$1.9 M	109 acres and includes an 18-hole municipal golf course. Zoned General Business along Rt.173 and PSRD (planned residential development) toward the interior of site. Former Hunter Golf Club.	Tim Billimack	Blue Chip Investment Real Estate	815-355-0196	billimack@gmail.com
	Available Land for Sale	5510 Walnut Street	Commercial Development	1.04 acres	1.04 acres Lot Size: 82' x 232' x 300'	GB	\$199,000	1.04 acres with 2 separate pins. Owner-occupied house, zoned commercial GB, non-conforming residential. Next to Taco Bell & backs up to park and subdivision. Home on property is 1,113 SF.	Bob Krombach	Baird & Warner	847- 367-1855	
	Available Land for Sale	5627 Broadway Street	Commercial	.50 acres	.50 acres	CB, Historic District	\$300,000	Fully improved lot, gas water, sewer. Includes 600 SF garage building with electric. Property backs up to George Street side. One half acre in downtown Richmond across from Paisano's On Broadway Restaurant.	Peter Mitchell	Property Owner	773-777-0999 773-251-4260	

Village of Richmond, Illinois

	Available Land for Sale	8120 S. Richmond Road	Commercial, Industrial	2.04 acres	2.04 acres Lot Size: 353.4 x 251.8	PUD, CB and GB with provisions	\$99,000	Village Limits of Richmond, 353' of frontage on Route 31, directly across from the Richmond Burton High School entrance. Many options available with this 2 acre level site, ready for construction, silt fence in place, utilities present, excellent opportunity for commercial, office, or retail complex. Additional 10 acres adjacent to site.	Wayne Kurchina	Sperry Commercial Global Affiliates, ILR Realty Group	847-344-8900, direct 847-912-1313	wayne@ilrealtyinc.com
	Available Land for Sale	8812 US Route 12	Business, Commercial	12 acres	11.92 total acres	GB	\$995,000	Approximately 1183' frontage on Route 12. Lot size: approx. 613' deep on north side, 521' deep on south side, and 813' on east side. House is currently rented and some of the acreage is farmed, 27x41 out building. Located on the east side of Route 12. Parcel extends from the railroad right-of-way to Dilar's Family Restaurant.	Ron Bergsma	Ron Bergsma	815-678-2081	rmsbergsma@yahoo.com
	Available Land for Sale	Commercial Street, Lot #2	Industrial	1 acre	1 acre	I-1	\$49,900	Fully improved lot, all utilities, sewer, water, gas, retention pond. Approved for four industrial condo units.	Tim Duggan	Property Owner	847-910-5410	t.duggan@sbcglobal.net
	Available Land for Sale	Commercial Street, Lot #13	Industrial	1.08 acres	1.08 acres	I-1	\$35,000	Well located industrial site. Gas and electric nearby. Lot size: 191 x 301 x 131 x 294. 1.08 acre industrial lot with utilities to site, for \$35,000 (only \$0.74 psf). Contact broker for list of covenants and restrictions. Survey on file, buyer to pay for updated survey.	Bruce Kaplan	Premier Commercial Realty	Office: 847-854-2300 Kevin Cell: 309-261-0920	brucek@premiercommercialrealty.com
	Available Land for Sale	Prairie Ridge Road and Prospect Street	Multi Family Zoned Lots	Various lot dimensions from .50 acre to .71 acre	Five lots - various lot dimensions	R-3	\$19,900 to \$42,900 per lot	Five lots, zoned multi-family to permit up to eight units on each site in the Village of Richmond. Local bank owned parcels.	Rick O'Connor	Realty Executives Cornerstone, The Rick O'Connor Group	815-788-9000 815-790-7200 cell	rick@rickoconnorgroup.com
	Available Land for Sale	US Route 12 and Burlington Road	General	4 acres	4 acres	GB	\$595,000	Fully improved lot, all utilities included sewer, water, gas, retention pond. Located at Route 12 and Swallow Ridge Drive in Pheasant Ridge Subdivision Lot 33, property between cemetery and hotel.	Tim Duggan	Property Owner	847-910-5410	t.duggan@sbcglobal.net
	Available Land for Lease	US Route 12 and IL Route 31 (North East Corner)	Commercial, Retail	1.43 +/- acres	62,290 SF 1.43 acres	GB	Rental Rate \$2.01 USD/SF/Yr	Ground lease. \$125,000/year, 1.43 acres available. Property located just off signalized intersection at Route 12 & Route 31. Redevelopment opportunity, existing gas station on corner with land behind property available. Site with gas station is 3 acres.	Peter Graham	CBRE	312-861-7851	peter.graham@cbre.com
the Village of Richmond, Illinois. Verify all information for accuracy or contact the Village of Richmond at 815-678-4040 for additional information.												