

Prime Redevelopment Opportunity

112 - 118 E. Lincoln Hwy - DeKalb, IL

Property Highlights

\$585,465.00

Sq. Footage: 24,900 SF
(Main Level & 2nd Floor)

Finished Basement: 12,450 SF

Parking: Off-Street
(Surrounded by Public Parking)

Year Built: 1945

Heating: Heat Pumps

Fire Protection: Sprinklers

ADT: 13,400

Located in Tax Increment Financing District

Nearby: Walgreens
NIU
Egyptian Theatre
1st National Bank
Barb City Bagels
NB & T Bank

Demographics

	1 Mile	5 Miles
Total Population	13,806	59,168
Total Households	5,294	21,570



Anchor building on hard corner of Lincoln Hwy and First Street in DeKalb. Multi-tenant mixed use building has had a multitude of prior uses from men's clothing to hospitality and law offices. Masonry elevator building with endless possibilities. Residential apartments for 2nd level is a permissible use. Great location with prime visibility. Adjacent to Walgreens and walking distance to Northern Illinois University. Surrounded by restaurants, banks, and boutique retail. **Ownership is very motivated!**



For More Information, Please Contact:

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