

HOME FOR SALE



3605 Riverside Dr
Johnsburg, Illinois
United States

Asking Price
\$375,000

Bedrooms	7	Year Built	
Bathrooms	3.5	Date Listed	08/29/2024
Size	0	Listing ID	GL-1726363092

Listed by: Realtyww Info

For more information, visit:

<https://www.globallistings.com/11385516>

Overview

This is a GREAT investment zoned B1 Neighborhood Business, with legal non-conforming under section 6 of zoning ordinance... allowing for the homes to be occupied by an owner or a tenant. Potential of rental income from the two homes and the garage/ storage building On this 1.3 ACRE site with a ton of parking- with room to park 20 or more cars or boats and space to even expand the parking lot areas. Located at the corner of Johnsburg Road and Riverside Drive with city sewer and well water. The larger home #1: has 4 bedrooms and 1.1 baths, with 2 bedrooms and a full bath on the main level. This home needs updating. Home #2 was updated in 2021 with new windows, Paint, appliances, cabinets, counters, carpeting, recessed lights, a new furnace, light fixtures and brand new window blinds. It has 3 bedrooms and 2 full baths. The first floor bedroom and full bath has it's own private entrance. Are you looking for a property with income potential? This is a rare Johnsburg Residential property with B-1 zoning with two homes PLUS a detached 1800+ sq ft shop/garage with 3 garage doors and two service doors- one on each end and a second floor office/ storage space. The first two garage spaces have a ceiling height of 13' to just over 15' feet high and 10' high garage doors. The first garage is large enough to park 4 cars, or multiple boats or Perfect for parking

an RV. The 3rd garage door opens to the smallest garage space, which is 19' deep x 13' wide with an 8' ceiling and has a service door. All three buildings have a room that could be used as a business office. Water rights are through the Village of Johnsburg's private dock and the permits are only available to residents. Tenants at the property so please NO TRESPASSING. Depending on your bank and your intended use of this property you may need to secure a business loan.

For more details:

Listed by: Jayne Petty

Contact

Email

Phone