

614 & 616 State Route 116

GERMANTOWN HILLS, IL 61548



RE/MAX
COMMERCIAL[®]
TRADERS UNLIMITED

FOR SALE | 614 & 616 STATE ROUTE 116

ASKING PRICE: \$395,000



EXECUTIVE SUMMARY

This fully leased, investment property is conveniently located between Germantown Hills and Metamora. It is currently divided into two suites, 614 and 616 and is fully leased. Suite 614 tenant is a counseling services office that occupies 25% of the building (1,500 SF main level). Suite 616 has a long term tenant that has signed a new 2 year lease and occupies the remaining 75% of the building - 1,500SF main floor and the lower level apartment unit with full kitchen, restroom and two separated garages. Rents are \$61,200 and expenses are \$14,235 (taxes, insurance, lawn/snow/garbage). The property includes a generous size parking lot, is all ADA compliant, and has business park association/co-ownership for access to the surrounding land, septic and water. Additional life safety updates were recently completed in 2026 and approved by the state Fire Marshall for Medicaid services to be provided at the site.



6,168
TOTAL
BUILDING SF



OFFICE
INVESTMENT
PROP TYPE



100 %
OCCUPANCY



COMMERCIAL
ZONING

CLICK [HERE](#) FOR LINK TO

- Property Photos & Videos
- Floorplans
- County Records



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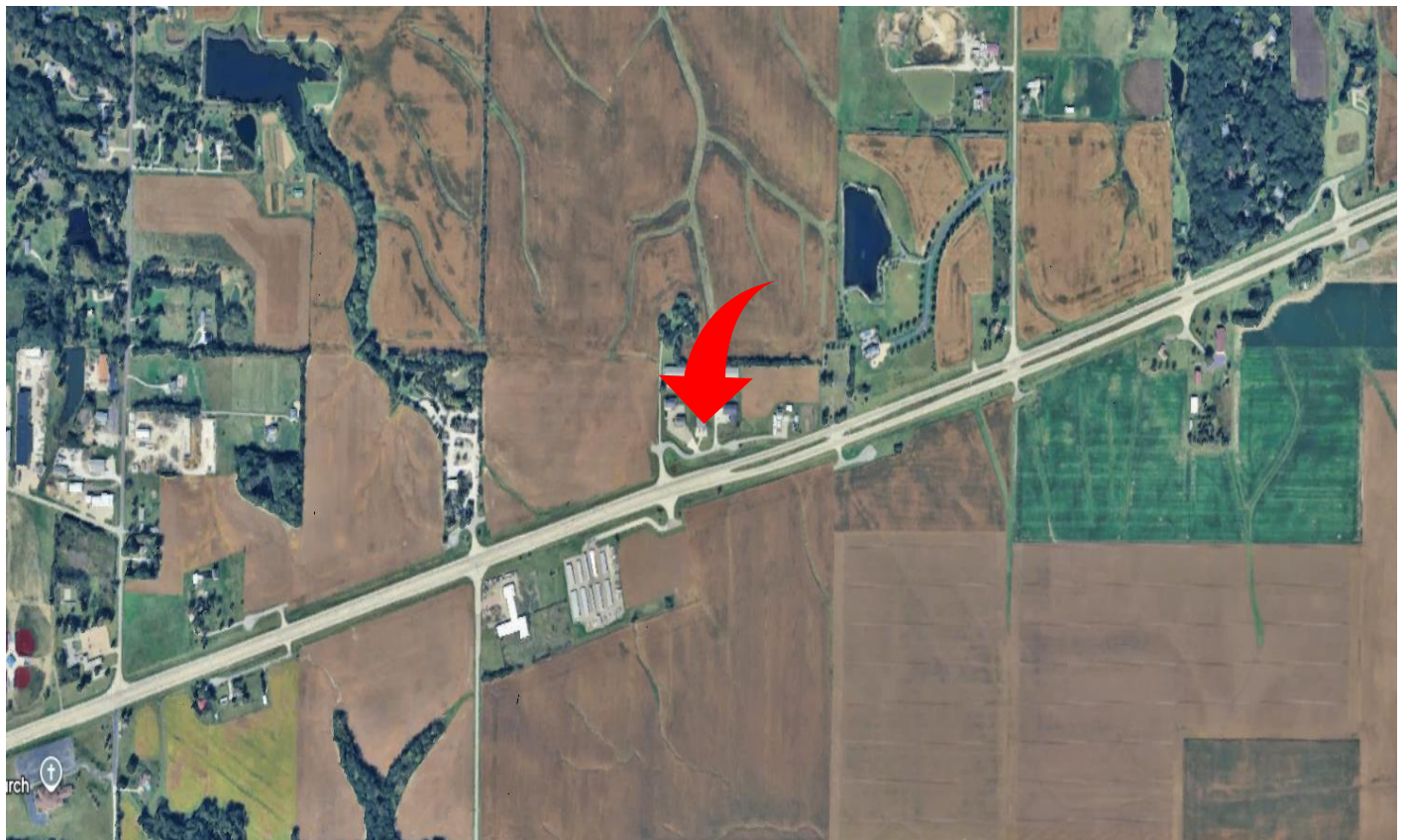
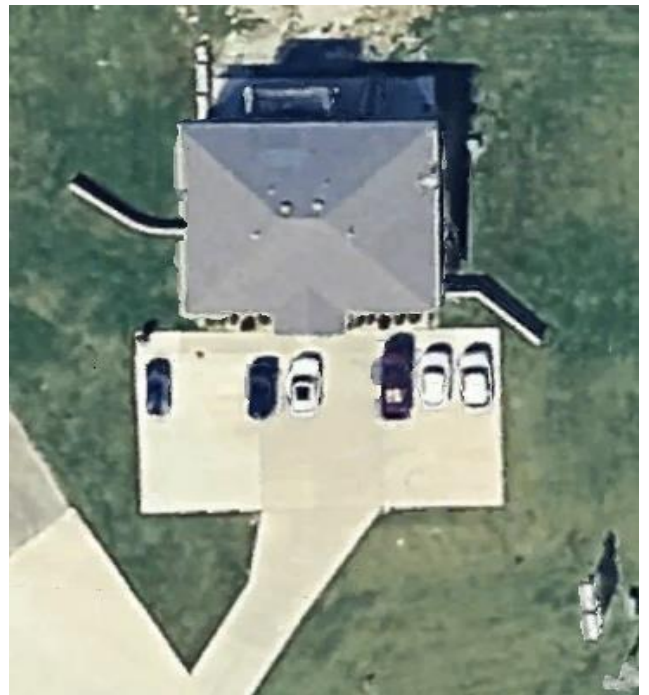
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PROPERTY INFORMATION

ADDRESS	614 State Route 116
CITY / STATE / ZIP	Germantown Hills, IL 61548
PARCEL ID(s)	08-26-101-002
PROPERTY TYPE	Office, Investment
ZONING	Commercial
TOTAL LOT ACRES	1.04
TOTAL BLDG SF	6,168



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EXTERIOR PICTURES



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INTERIOR PICTURES



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All information contained herein is deemed reliable but not guaranteed.
Each office is independently owned and operated.
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