

9001-03 US Highway 12
Richmond, IL 60071

For Sale

MLS #11616390

INVESTMENT



2 UNIT INVESTMENT FULLY LEASED

\$495,000

**FULLY LEASED INVESTMENT OPPORTUNITY
2-UNIT AUTO CENTER
Potential for User/Investor**

100% leased 2-unit automotive building with long leases thru 2029. Pete's Paint Works & Medina Cars are both long term tenants (since 1986 and 2016).

All masonry building on US Highway 12. Pete's Paint address is 9001 and Medina Cars is 9003. (*) Medina expires 2026 with an option to renew thru 2029.

Original building built in 1959 with additions. New Membrane roof and overhead doors. New parking lot 2023.

User/Investor Potential: Auto Body Tenant will move out for a buyer who needs his 2,800 SF space.

8.7% CAP rate. Ask broker for rent roll and operating statement. Owner is a licensed Illinois Broker.

Specifications

Description:	Investment - Street Retail
Size:	4,000 SF
Year Built:	1959
HVAC System:	GFA
Electrical:	200 AMP
Washrooms:	2 (1 Per Unit)
Ceiling Height:	9.3 - 10 ft
Parking:	40-50 Cars
Sewer/Water:	City
Zoning:	GB (General Business)
Taxes:	\$7,291.84 (2022)
PIN #:	04-21-100-011

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No warranty or representation is made as to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice. This document is for information purposes only. No offer of sub-agency is being made.



www.PremierCommercialRealty.com | 847.854.2300 | 9225 S. Route 31, Lake in the Hills, IL 60156

Senior Broker
Bruce Kaplan
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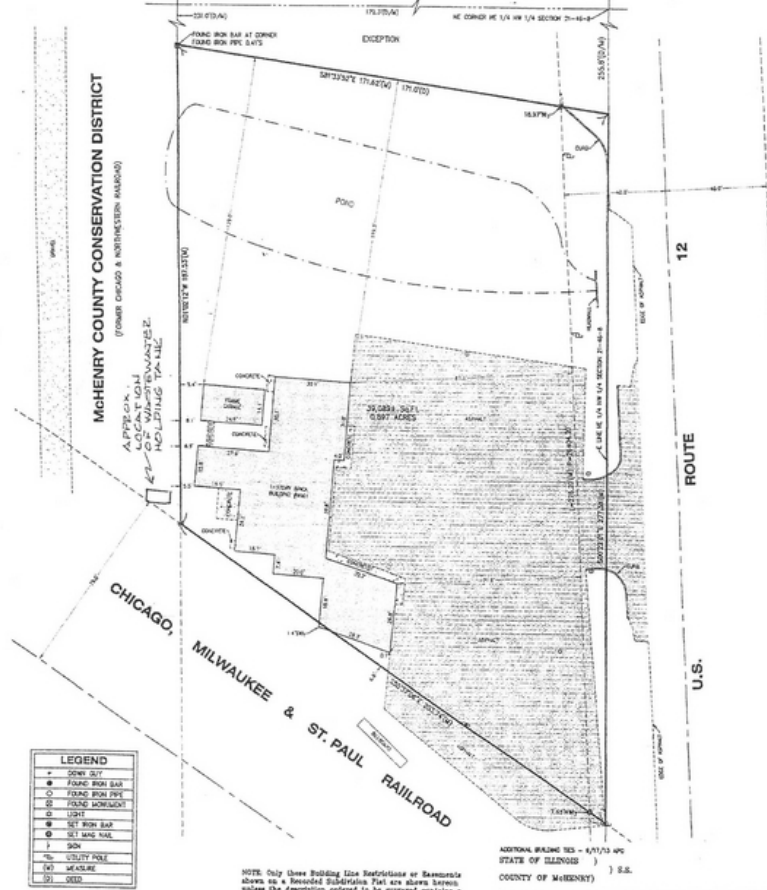
For Sale

INVESTMENT



CSM
Vandergrapp Surveying & Engineering, Incorporated
1111 Park Meadows Lane, Woodstock, Illinois 60093-3746
www.vandergrapp.com

PLAN OF SURVEY
All that part of the Northwest Quarter of the Northwest Quarter of Section 31, Township 48 North, Range 8 East of the Third Principal Meridian, being East of the Chicago and Northwestern Railroad right-of-way and Northwesterly of the Chicago, Milwaukee and St. Paul Railroad right-of-way (except that part thereof described as follows: Commencing at a point on the East right-of-way line of the Chicago and Northwestern Railroad, said point being 231.0 feet South of the North line of aforesaid Quarter Quarter Section; thence East 89° 17' 10.0 feet, more or less, to a point on the East line of aforesaid Quarter Quarter Section; thence North along the East line of aforesaid Quarter Quarter Section, 250.8 feet to the Northeast corner of aforesaid Quarter Quarter Section; thence West along the North line of aforesaid Quarter Quarter Section, 172.3 feet to the East right-of-way line of the Chicago and Northwestern Railroad; thence South along the East right-of-way line of the Chicago and Northwestern Railroad, 231.0 feet to the Point of Beginning; all in Mahesh County, Illinois.



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