

4010 E Wonder Lake Rd  
Wonder Lake, IL 60097

For Lease

MLS #12061052

AUTOMOTIVE REPAIR



AUTOMOTIVE REPAIR 4,320 SF

\$3,900/MO. \$10.83 SF/YR (GROSS)

**Auto Repair Shop  
Equipment Included**

Auto repair shop for lease. Owner of Adams Service is retiring. 4,320 SF with 4 drive in doors (drive thru) and some outdoor parking.

Gross lease of \$3,900/mo. includes all equipment (see list) taxes, lawn and snow plowing.

16' ceilings, auxiliary waste oil furnace, separate shower, mezzanine storage, triple basin drains.

Note: separate agreement for lease of equipment. Owner will cover cost of equipment repair for first year. Bring your tools and you are in business.

Credit report and lease application with financials required. Tenant responsible for emptying and legally disposing contents of 1000 gal. holding tank for triple basin drain.

Demographics	1 Mile	3 Miles	5 Miles
Total Population	3,681	15,039	40,167
Average HH Income	\$93,908	\$112,074	\$111,406

**Specifications**

Size:	4,320 SF
Year Built:	1986
HVAC System:	GFA
Electrical:	200 amp 240V 3 Phase
Sprinklers:	No
Washrooms:	2
Ceiling Height:	16 ft
Parking:	Ample
Sewer/Water:	Well & Septic
Zoning:	B2
Lease Term:	2-5 Years
CAM & Taxes	Included
PIN #:	09-18-201-011

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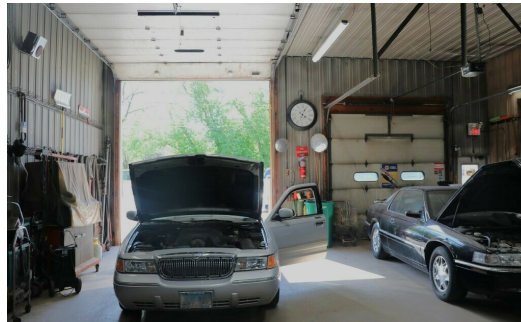
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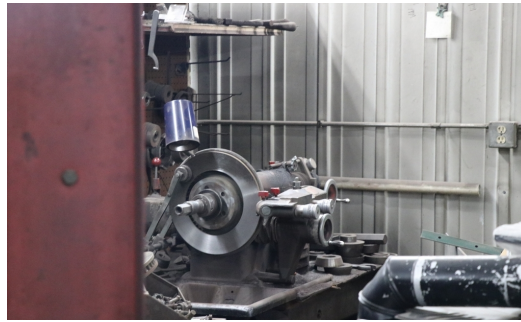
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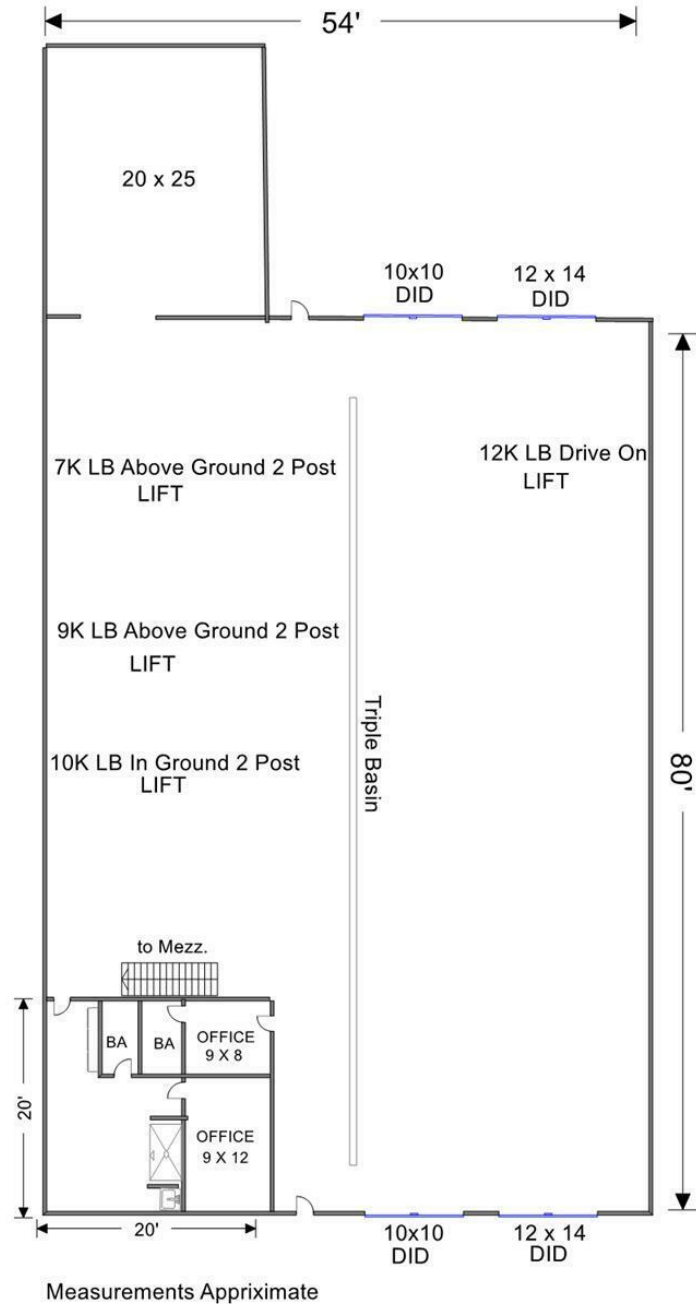
**AUTOMOTIVE REPAIR**

**Equipment**

4 Lifts:

- 10K LB In ground 2 post
- 9K LB above ground 2 post
- 7K LB above ground 2 post
- 12K LB Drive on lift

- Compressor
- Brake Lathe
- Drill Press
- 40 ton Press
- Gates hydraulic hose machine (for sale)
- Tire machine
- Wheel balancer
- Engine hoist



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