

# 234 Main St - 235 N Benton St

Woodstock, IL 60098

# For Sale

MLS #12140188

MIXED USE INVESTMENT



MIXED USE INVESTMENT 3,430 SF

\$389,000

### Mixed Use Investment Opportunity 2 Retail (lower) 2 Apartments (upper) 3,430 SF

Unique 4-unit fully leased investment property in downtown Woodstock.

2 retail units on lower level 1,098 SF and 792 SF and 2 apartments (with separate street entrances) on the 2nd floor 748 SF and 792 SF. Washer and dryer in each apartment.

The property has frontage on both Main Street and N. Benton Street just one block from the famous Woodstock Square.

All units are occupied with month to month leases at below market lease rates. (see rent roll). Tenants pay gas and electric. Separately metered.

Current monthly rent of \$2,900/mo. (\$34,800 annually). Should the lease rates be increased closer to current market rent rates, the applicable proforma supports the asking price based on an 8.25% CAP rate.

### Specifications

Description:	Mixed Use Investment - Free Standing Building
Size:	3,430 SF
Year Built:	1890
HVAC System:	GFA Separately Metered
Electrical:	Separately Metered
Washrooms:	1 per Unit
Laundry:	Washer/Dryer in each Apt.
Parking:	Street and City Lot
Sewer/Water:	City
Zoning:	B2C
Taxes:	\$7,468 (2023)
PIN #:	13-05-376-002

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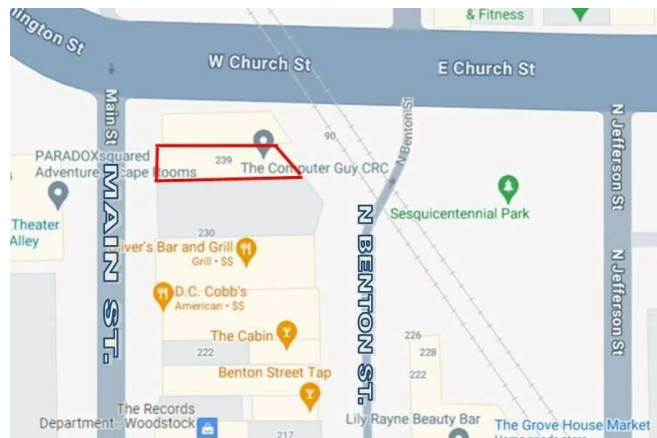
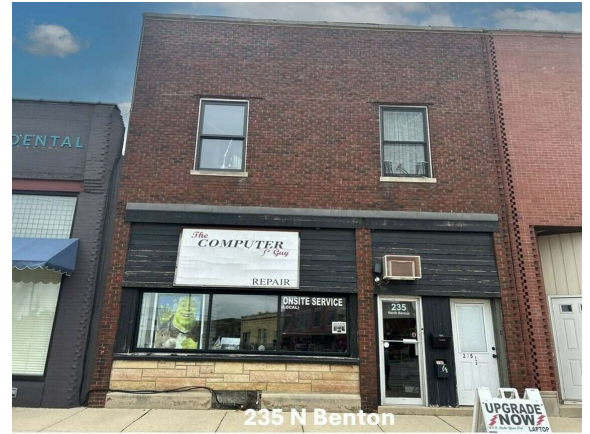
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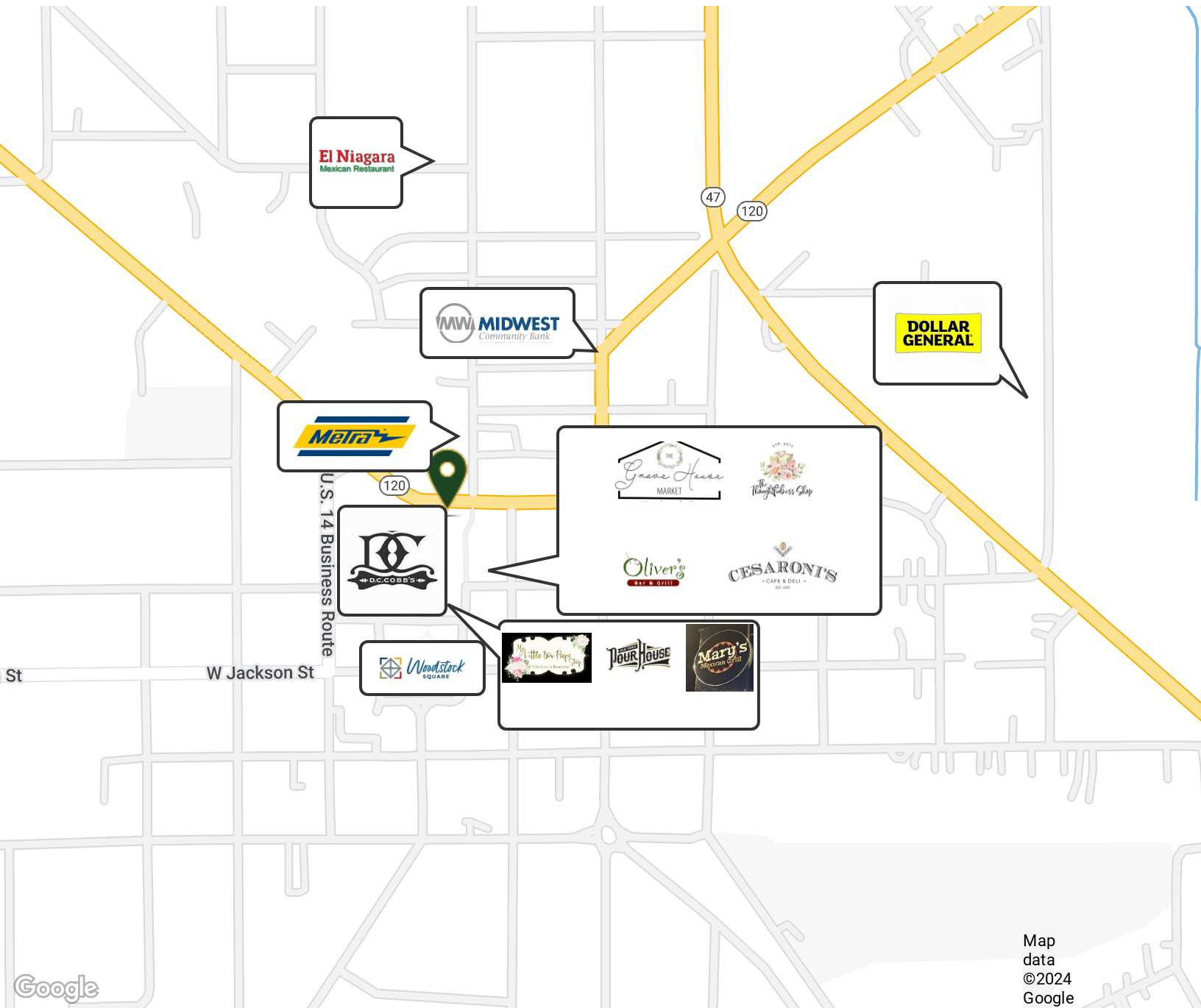
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Suite	Tenant Name	Size SF	% Of Building	Monthly Rent	Lease Start
234 Main	Retail	1,098 SF	32.01%	\$900	mo/mo
235 N Benton	Retail	792 SF	23.09%	\$550	mo/mo
234 1/2 Main	Apartment	748 SF	21.81%	\$650	mo/mo
235 1/2 N Benton	Apartment	792 SF	23.09%	\$800	mo/mo
<b>Totals</b>		<b>3,430 SF</b>	<b>100%</b>	<b>\$2,900</b>	

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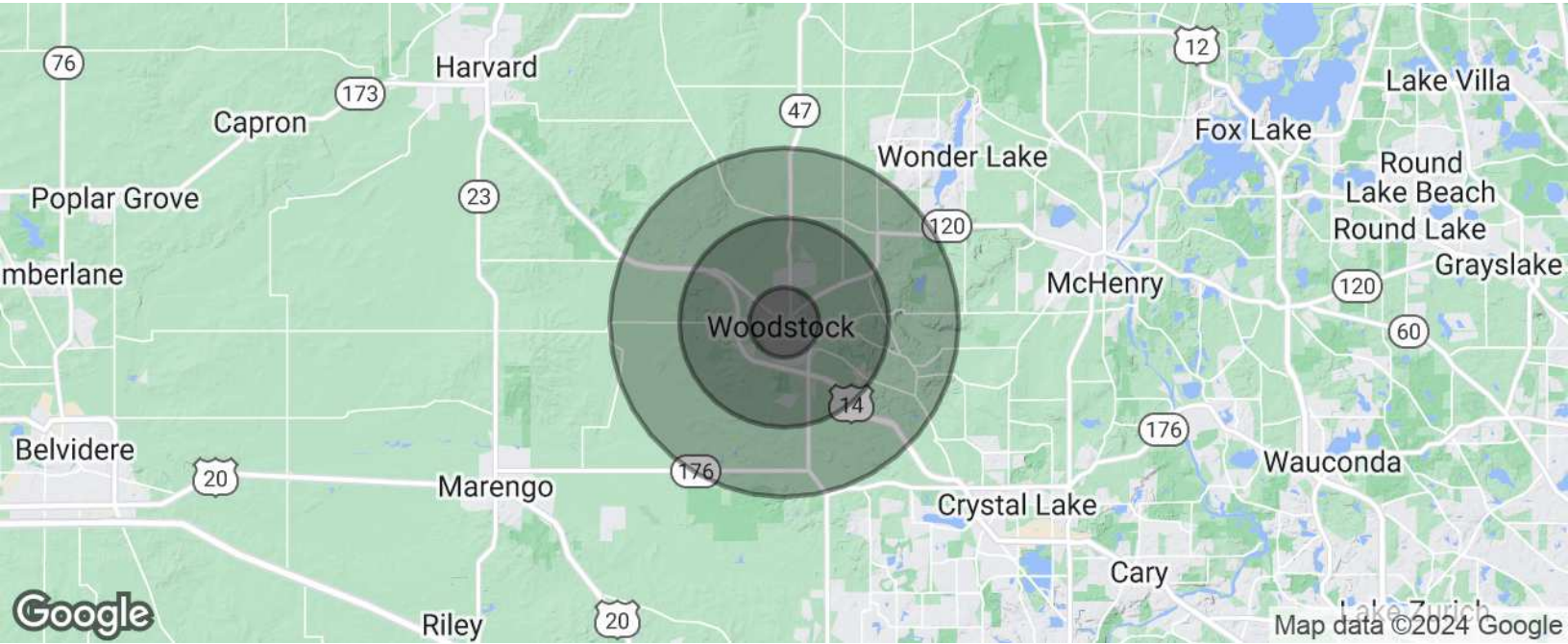
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Population	1 Mile	3 Miles	5 Miles
Total Population	11,585	27,624	32,949
Average Age	41	41	41
Average Age (Male)	40	39	40
Average Age (Female)	42	42	42

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	4,732	10,656	12,608
# of Persons per HH	2.4	2.6	2.6
Average HH Income	\$89,745	\$102,013	\$105,424
Average House Value	\$228,673	\$268,437	\$282,051

*Demographics data derived from AlphaMap*

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