

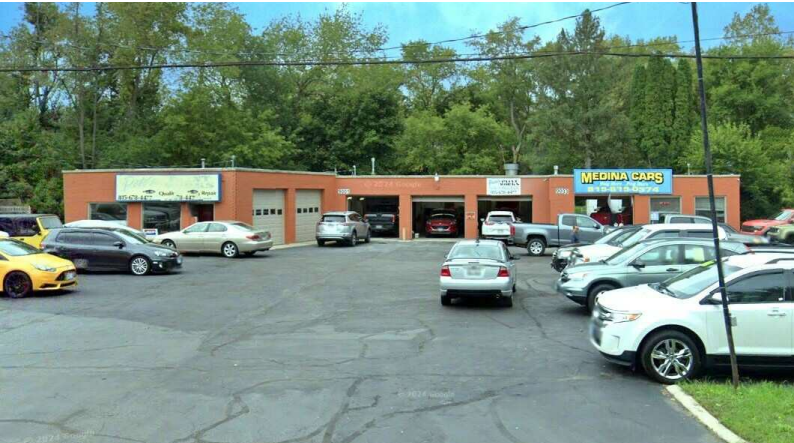
9001-03 US Highway 12

Richmond, IL 60071

For Sale

MLS #12161544

USER / INVESTOR



4,000 SF 2 UNIT USER / INVESTOR

REDUCED \$435,000

AUTOMOTIVE USER/INVESTOR BUILDING 4,000 SF BUILDING 2,800 SF AVAILABLE w/ Long Term Tenant in Adjacent 1,200 SF

2,800 SF space available, with income from long term tenant in adjacent 1,200 SF section of this 4,000 SF 2-unit masonry automotive building for sale on .9 acre on US Hwy 12.

Current tenant (Pete's Paint Works) in 2,800 SF does auto body work, has a lease but wants to retire. Other tenant, (Medina Cars) sells used cars and has a lease through 2026 with option to renew thru 2029, that he expects to exercise.

Original building built in 1959 with additions, newer membrane roof, 6 overhead doors and new parking lot in 2023.

Ideal user/investor property where you can occupy 2,800 SF and rent out the 1,200 SF. Ask broker for rent roll and operating statement. Owner is a licensed Illinois Broker.

Specifications

Land Size:	.90 AC (39,089 SF)
Size:	4,000 SF
Year Built:	1959
HVAC System:	GFA
Electrical:	200 AMP
Washrooms:	2 (1 Per Unit)
Ceiling Height:	9.25 - 10 ft
Parking:	40-50 Cars
Sewer/Water:	City
Zoning:	GB (General Business)
Taxes:	\$7,606.52 (2023)
CAP Rate & NOI:	10.50% CAP NOI: \$45,700
PIN #:	04-21-100-011

[CLICK HERE TO VIEW OUR WEBSITE](#)

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.



Senior Broker
Bruce Kaplan
BruceK@PremierCommercialRealty.com
O: 847.854.2300 x20 C: 847.507.1759

For Sale

[illegible]

PREMIER
COMMERCIAL REALTY

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