

234 Main St - 235 N Benton St

Woodstock, IL 60098

For Sale

MLS #12140188

MIXED USE INVESTMENT



MIXED USE INVESTMENT 3,430 SF

PRICE REDUCED \$299,000

Mixed Use Investment Opportunity

2 Retail (lower)
2 Apartments (upper)
3,430 SF

PRICE REDUCED. 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. Tenants pay gas and electric. Separately metered.

Current monthly rent of \$3,450/mo. (\$41,400 annually). Should the lease rates be increased closer to current market rent rates, the applicable proforma supports the asking price based on an 11% CAP rate.

Specifications

Description:	Mixed Use Investment - Free Standing Building
Size:	3,430 SF
Year Built:	1890
HVAC System:	GFA Separately Metered
Washrooms:	1 per Unit
Laundry:	Washer/Dryer in each Apt.
Parking:	Street and City Lot
Sewer/Water:	City
Zoning:	B2C
Taxes:	\$7,778. (2024)
Electrical:	Separately Metered
PIN #:	13-05-376-002

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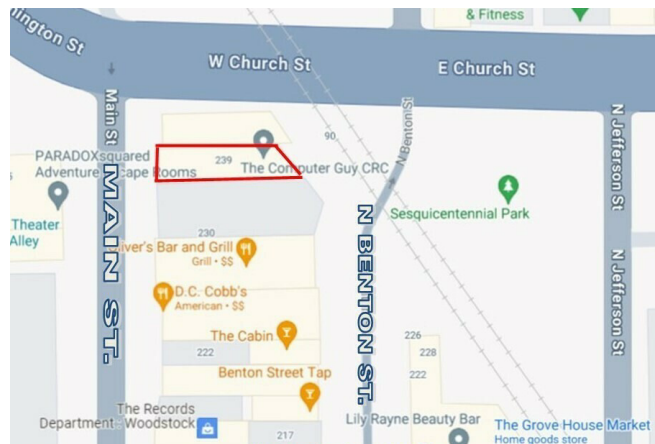
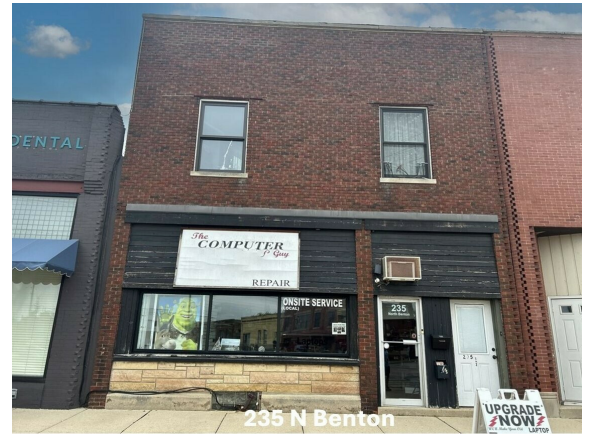
www.PremierCommercialRealty.com | 847.854.2300 | 9225 S. Route 31, Lake in the Hills, IL 60156

Senior Broker
Michael Deacon
MichaelD@PremierCommercialRealty.com
O: 847.854.2300 x28 C: 815.814.6500

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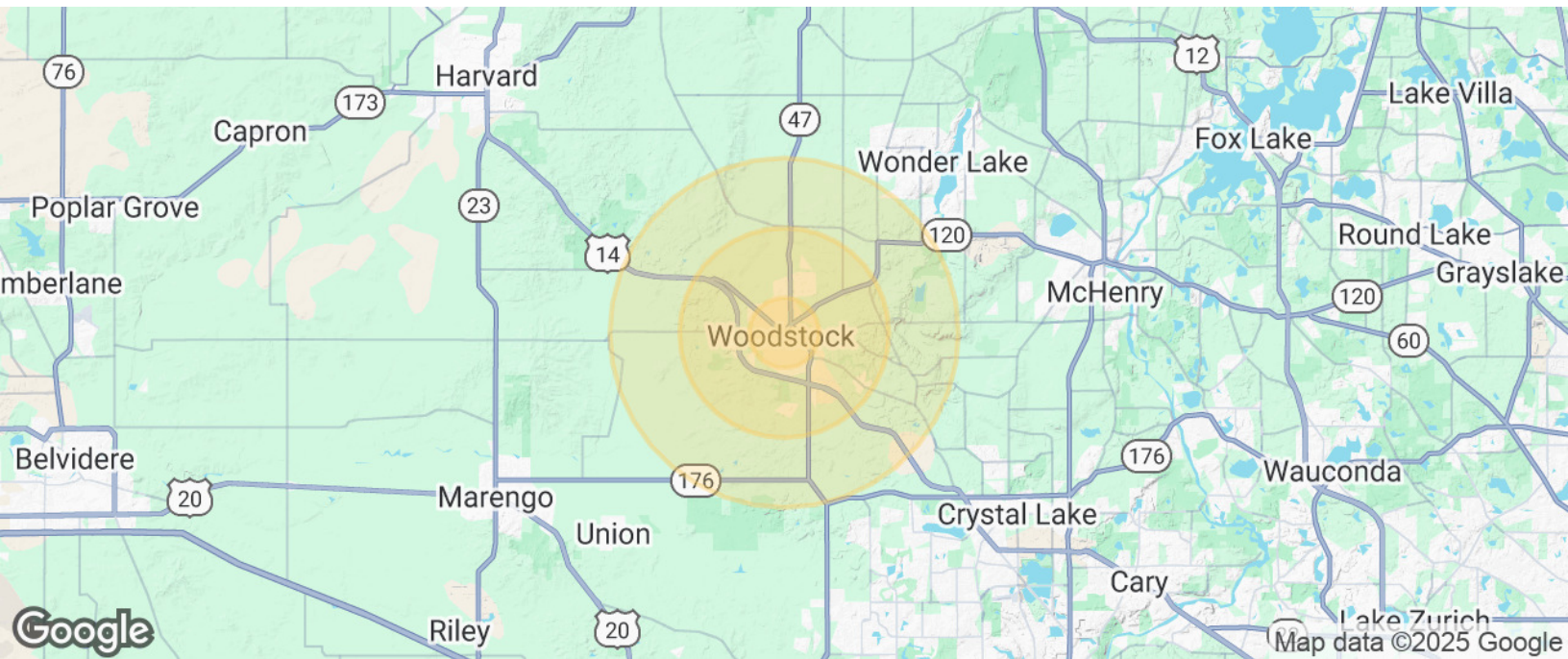
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Population	1 Mile	3 Miles	5 Miles
Total Population	11,585	27,624	32,949
Average Age	41	41	41
Average Age (Male)	40	39	40
Average Age (Female)	42	42	42

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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