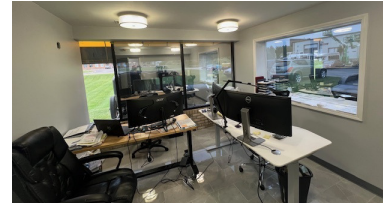


9120 Trinity Dr
Lake In The Hills, IL 60156

For Sale

MLS #12512433

AUTOMOTIVE REPAIR/SHOWROOM



AUTOMOTIVE REPAIR/SHOWROOM

\$1,500,000

AUTOMOTIVE REPAIR / SHOWROOM

Equipment Included
11,250 SF

11,250 SF fully air conditioned, pre-engineered steel automotive repair building with upscale showroom located just west of Route 31, Trinity Drive intersection on 1.14 AC. Contact Broker for list of equipment included in sale.

1,875 SF window lined showroom with 2 private offices, 2 bathrooms, epoxy floors and sliding glass doors to shop.

9,375 SF air conditioned shop with 15'-17'6" clear span ceilings. Triple basin and trench drains, bathroom and EV charging station.

25'x25' mezzanine with roughed in plumbing for bathroom with shower. Uses include storage, office, break room or locker room.

Specifications

Land Size:	1.10 AC
Year Built:	1997
HVAC System:	GFA / Fully A/C
Electrical:	200 amp and EV Charging
Drive In Doors:	(3) 12'x14'
Floor Drains:	Triple Basin and Trench
Washrooms:	3 ADA + 1 Roughed In
Ceiling Height:	15 - 17.5 ft
Parking:	22
Sewer/Water:	Well & Septic
Zoning:	B-4
Taxes:	\$28,209. (2024)
PIN #:	19-22-126-003

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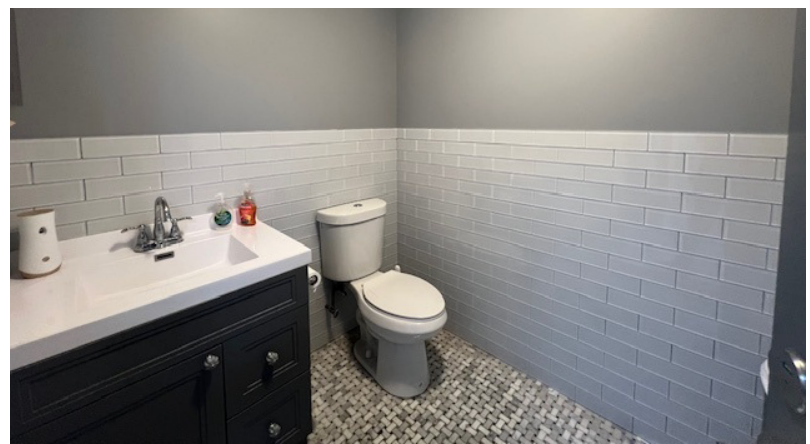
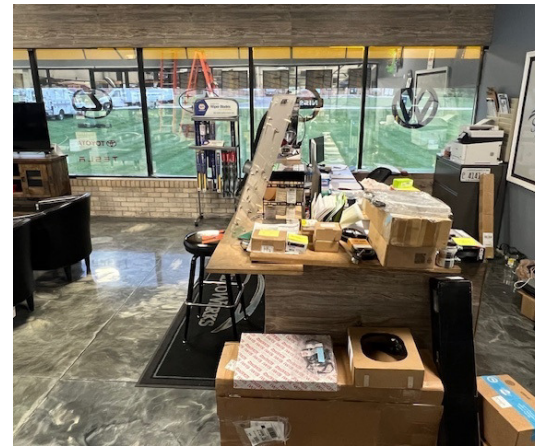
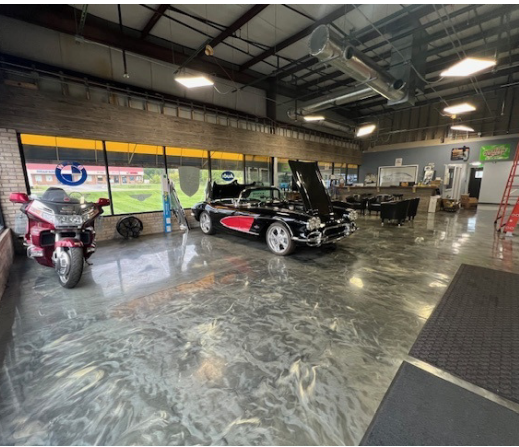
President / Designated Managing Broker
Heather Schweitzer
HeatherS@PremierCommercialRealty.com
O: 847.854.2300 x15 C: 815.236.9816

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

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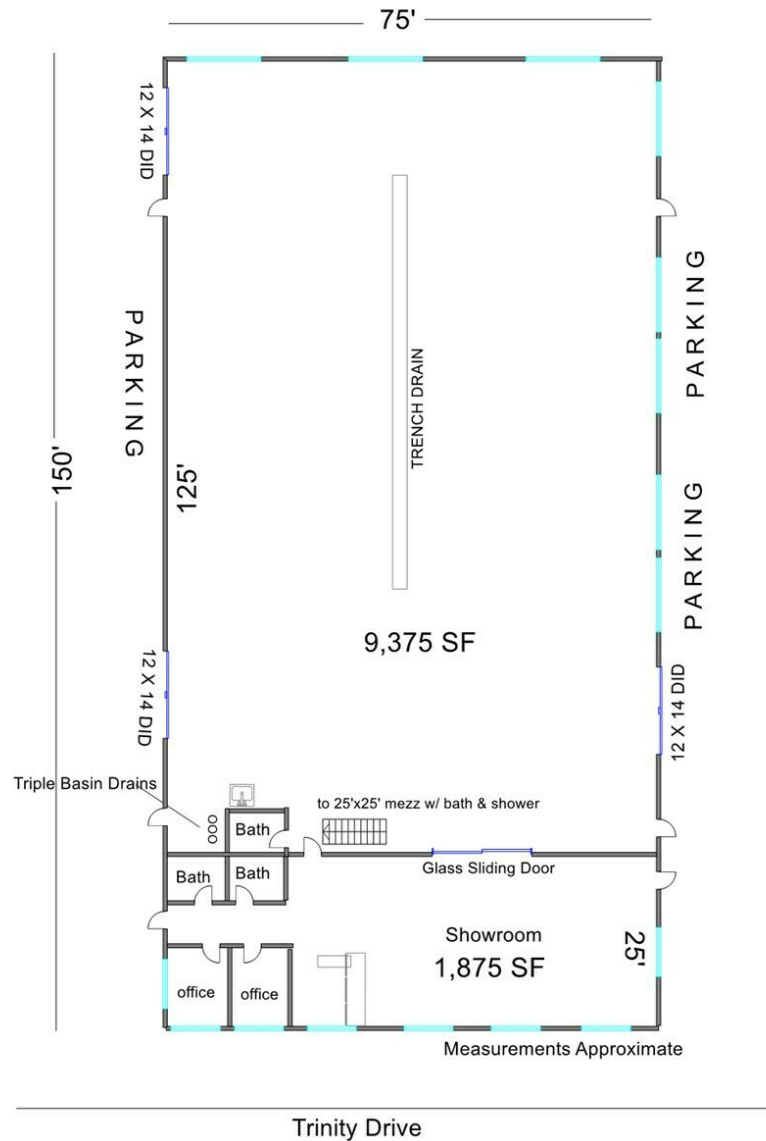
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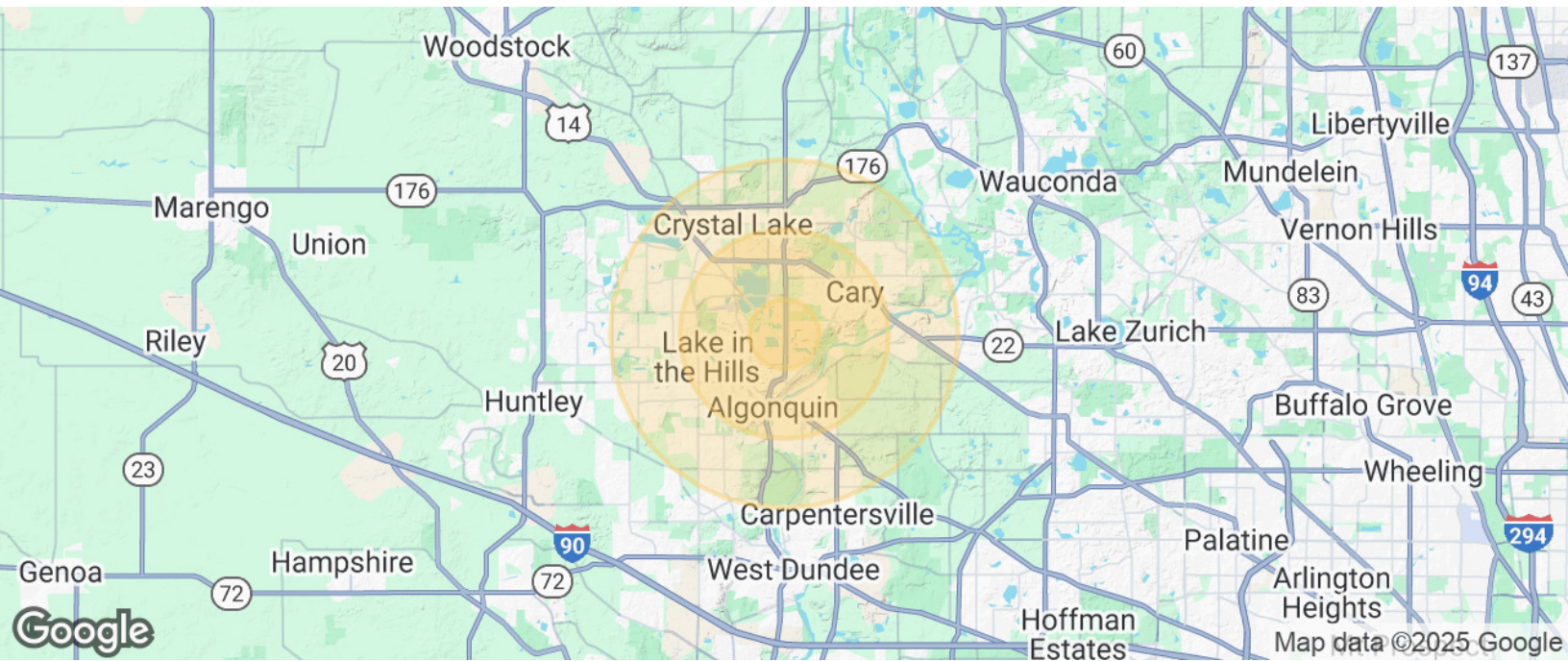
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Population	1 Mile	3 Miles	5 Miles
Total Population	2,226	53,397	137,919
Average Age	40	41	41
Average Age (Male)	40	40	40
Average Age (Female)	40	42	41

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	791	20,314	50,440
# of Persons per HH	2.8	2.6	2.7
Average HH Income	\$136,542	\$115,960	\$137,875
Average House Value	\$326,139	\$292,991	\$335,669

Demographics data derived from AlphaMap

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