

- Industrial
- Commercial
- Office
- Land
- Business

## FOR SALE

### Automotive Sales / Service Facility 2,970 SF

Price Reduced. 3-Bay auto sales / service facility with 74' on Route 12. 2,970 SF building with front office and rear shop. 50 or more spaces for cars include paved front lot and gravel in rear. Backed up to conservation area. Additional second floor storage space accessed by winding staircase. 3 lifts included (as-is) plus compressor. Triple basin drains. Additional income from billboard sign is \$10,000 / yr thru 10/31/2038 which helps cover expenses. Building is currently leased to month to month tenant at \$3500/mo. SBA financing available with as little as 10% down. Visit Premier Commercial Realty website to see more listings.

#### PROPERTY SPECIFICATIONS

Description:	3 Bay Auto Repair Facility
Building Size:	2,970 SF
Land Size:	21,302 SF
Year Built:	1983 & 1990
HVAC System:	Infrared and GFA / Office A/C
Electric:	200 amp
Floor Drains:	Triple Basin
Drive In Doors:	(2) 10x10 (1) 12x12
Sprinklered:	No
Washrooms:	2
Flooring:	Tile / Concrete
Ceiling Height:	14 - 16'
Possession:	30 day notice to Tenant
Parking:	50 Spaces
Sewer: City	Water: City
Zoning:	B5
Real Estate Taxes:	\$16,682 (2018)
Sale Price:	<del>\$395,000</del> <b>REDUCED \$369,000</b>

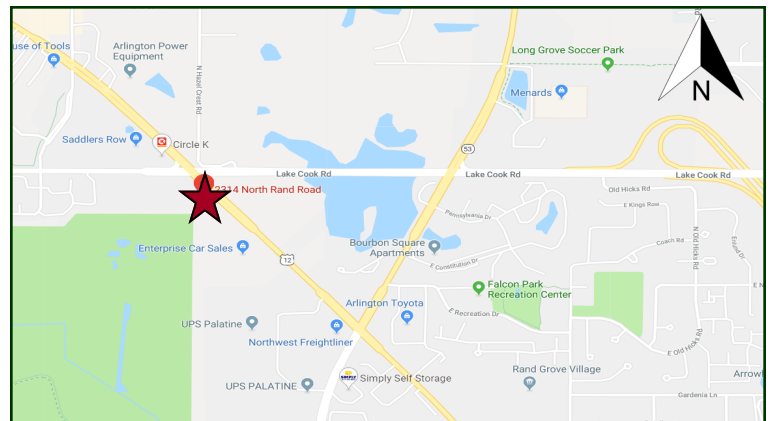
### PRICE REDUCED



MLS: 10482909

Demographics	1 mile	3 miles	5 miles
Avg. HH Income	\$65,290	\$85,134	\$97,170
Population	6,183	81,630	215,386

TRAFFIC COUNTS: 15,800 VPD



**Directions:** Rand Road (Route 12) just south of Lake Cook Road on West side of road.

**PIN:** 02-10-101-002

October 8, 2019

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.

[CLICK HERE  
TO VISIT OUR WEBSITE](#)

[www.PremierCommercialRealty.com](http://www.PremierCommercialRealty.com)

9225 S. IL Route 31  
Lake in the Hills, IL 60156  
Office: 847-854-2300  
Fax: 847-854-2380

**Bruce Kaplan - Senior Broker**  
Office: 847-854-2300 Ext. 20  
Cell: 847-507-1759  
BruceK@PremierCommercialRealty.com

**Kevin Kaplan - Broker Associate**  
Office: 847-854-2300 Ext. 13  
Cell: 309-261-0920  
KevinK@PremierCommercialRealty.com

# PREMIER COMMERCIAL REALTY

- Industrial
- Commercial
- Office
- Land
- Business

2314 N. Rand (Route 12)  
Palatine, IL 60074

