

113 NEWELL ST. / 512 CLAY ST. WOODSTOCK, IL 60098

FOR SALE

MLS # 10807676

August 25, 2020

100% LEASED BANK OWNED OFFICE PROPERTY



113 Newell St.



512 Clay St.

**INVESTMENT 19,861 SF
FULLY LEASED OFFICE BUILDING**

\$1,450,000

DESCRIPTION

100% Leased bank owned single tenant (2 bldgs. adjoined) office property near downtown Woodstock. Long term tenant is State of Illinois. 113 Newell is occupied by DCFCS and 512 Clay is occupied by Dept. of Human Services. Current lease is being extended thru 8/31/25. CAP rate of 9% includes 5% vacancy factor (even though there is no vacancy). 4% management fee and 5% reserve. These are 2 connected buildings, (1) single and (1) 2-story with elevator. 35 car private paved lot includes. Bldg. is approx. 19,800 SF per Assessor's office. Sprinklered buildings in good condition. Ideal 1031 property. Ask broker for Operating Statement.

SPECIFICATIONS

Description	(2) Adjoining Office Buildings
Building Size	19,861 SF
Land Size	.69 AC (30,194 SF)
Year Built	1940 - 2004
HVAC System	GFA / Central Air
Electrical	400 AMP
Sprinklers	Yes
Washrooms	6 ADA
Ceiling Height	8.5 FT
Parking	35 Private Lot plus Street
Sewer/Water	City
Zoning	B3
RE Taxes	\$49,695 (2019)
CAP Rate:	9%
NOI	\$129,990
PIN:	13-05-328-017,021,026,027 13-05-329-012



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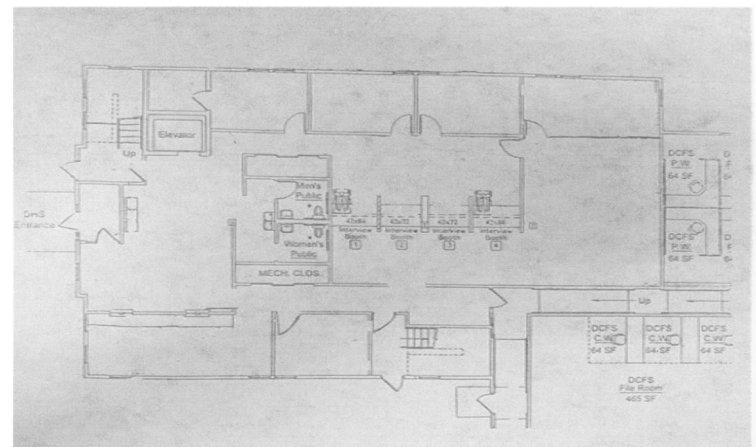
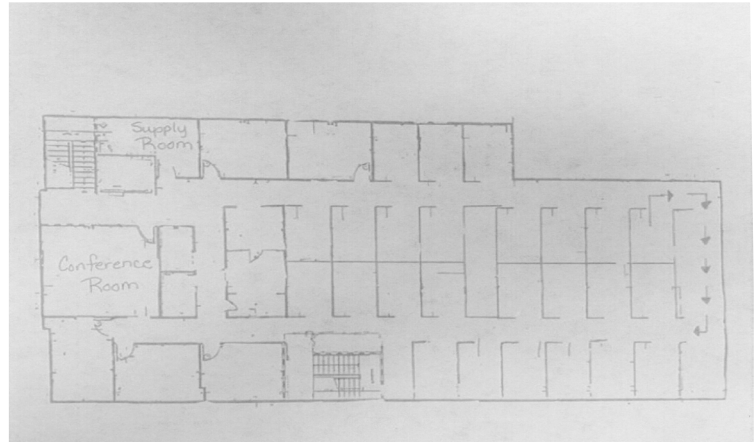
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