

1810 N DIVISION ST. (ROUTE 14) HARVARD, IL 60033

FOR SALE

MLS # 10757000

JANUARY 22, 2021

5 BUILDINGS · 10.11 ACRES · 95 UNITS · INVESTMENT



MIXED USE INVESTMENT
(5) BLDGS. 39,055 SF TOTAL

REDUCED ~~\$1,990,000~~
\$1,890,000

DESCRIPTION

SPECIFICATIONS

MIXED USE INVESTMENT
5 Buildings 39,055 SF Total
Plus 10.11 Acres

PRICE REDUCED Sensational mixed use investment property on 10.11 acres (5 PINS) with 5 leased buildings totalling 39,055 SF and 9% CAP Rate. Primary tenant is Buck Brothers (heavy equipment company) plus there are 95 mostly leased self storage units. Cell Tower rights have already been sold off.

Building #5: 6,720 SF cold storage pole building leased to Buck Bros with gravel floor (built 1975).

Building #4: 13,125 SF steel showroom/warehouse leased to Buck Bros. rebuilt in 1997 after a fire.

Building #3: 11,300 SF with 6,000 SF leased to Buck Bros. plus 40 self storage units built in 1985.

Building #2: 4,520 SF and is 26 storage unit built in 1985.

Building #1: 3,390 SF and is 30 storage units built in 1985.

2.56 acres (3 PINS) can be sold separately. Ask broker for rent roll and operating statement.

Description	Mixed Use Investment (5) Buildings and Land
Building Size	39,055 SF (total)
Land Size	10.11 net Acres
Year Built	1997 (Bldg. 4 re-built after fire) 1975 & 1985 (all others)
Current NOI	\$169,678
CAP Rate	9%
Real Estate Taxes	\$37,679.42 2019
PIN Numbers	01-26-426-005, 01-26-426-015 01-26-428-016, 01-26-426-017 01-26-426-018

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.



- Industrial
- Commercial
- Office
- Land
- Business

[CLICK HERE](#)
to view our website

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

BRUCE KAPLAN
Senior Broker
Office: 847-854-2300 Ext 20
Cell: 847-507-1759

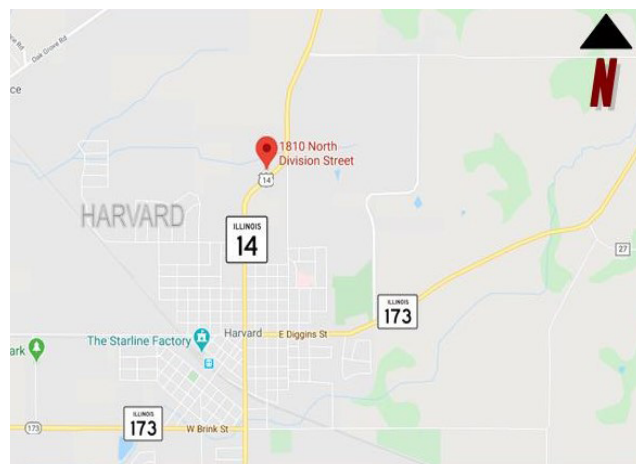
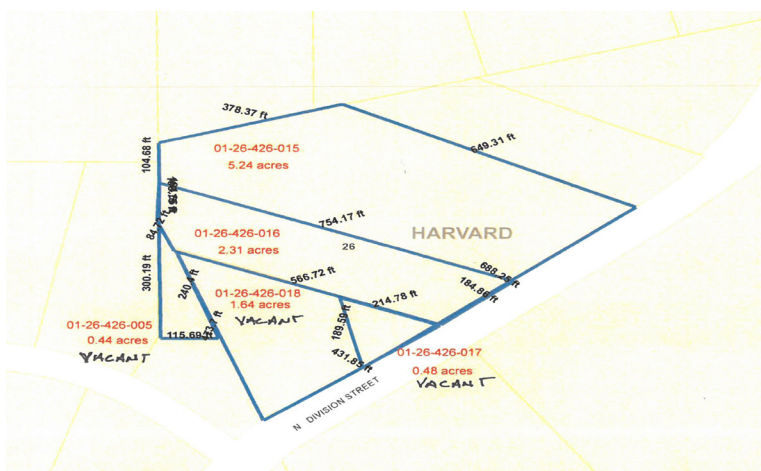
BruceK@PremierCommercialRealty.com

KEVIN KAPLAN
Associate Broker
Office: 847-854-2300 Ext 13
Cell: 309-261-0920

KevinK@PremierCommercialRealty.com

1810 N DIVISION ST. (ROUTE 14) HARVARD, IL 60033

FOR SALE



PREMIER
COMMERCIAL REALTY

- Industrial
- Commercial
- Office
- Land
- Business

CLICK HERE
to view our website

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