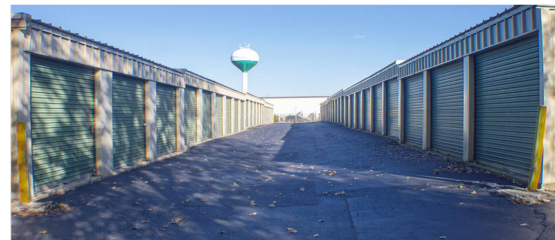


# 2502 SPRING RIDGE DRIVE SPRING GROVE, IL 60081

## FOR SALE

MLS # 11249458

October 11, 2021



**INVESTMENT • SELF STORAGE FACILITY**  
4 BLDGS. • 99 UNITS • 27,225 SF TOTAL

**\$2,500,000**

### DESCRIPTION

### SPECIFICATIONS

**INVESTMENT OPPORTUNITY  
SELF STORAGE FACILITY  
4 BUILDINGS • 99 UNITS • 27,225 SF**

This self storage facility has 3 storage buildings and 1 flex office/warehouse building with the total square footage of all 4 buildings equating to 27,225 SF. Fenced and gated with room for some outside storage as well. 92 storage units within the 3 self storage buildings. Unit sizes are a mix of 5'x10', 10'x10', 10'x15', 10'x20' and 10'x30' with 14' ceiling height and 12'x14' DIDs. The flex building is home to 7 units of warehouse and office space with a 10,875 SF footprint.. (See rent roll for breakdown of units)

Currently 97% leased. Recent upgrades have this place humming, kicking off a nice \$154,382 NOI and 6.18% CAP rate.

Contact broker for financials.

Description	Self Storage Facility
Building Size	Bldg. A: 4,800 SF (24 Units) Bldg. B: 6,300 SF (33 Units) Bldg. C: 5,250 SF (35 Units) Flex Bldg.: 10,875 SF (7 Units)
Land Size	1.98 AC 86,249 SF
Year Built	1993
Fenced	Yes
RE Taxes	\$22,410 (2020)
Percent Leased	97%
Current NOI	\$154,382
CAP Rate	6.18%
PIN #	04-25-400-023

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.

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**KEVIN KAPLAN**  
Associate Broker  
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Cell: 309-261-0920

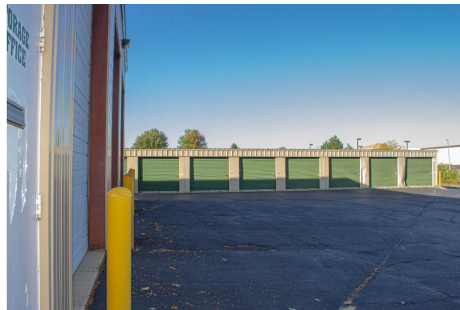
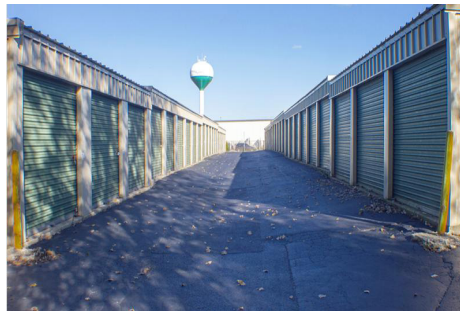
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