

2420 W. JOHNSBURG ROAD JOHNSBURG, IL 60051

FOR SALE

MLS #10511436

November 8, 2021



MIXED USE INVESTMENT • 5,250 SF

PRICE REDUCED
\$540,000 \$474,000 (\$90.29 psf)

DESCRIPTION

MIXED USE INVESTMENT 100% LEASED
(4) RETAIL UNITS (1) 2 BEDROOM APARTMENT

Price Reduced! Mixed-use investment on busy Johnsburg Road. Low maintenance 5-unit neighborhood strip (4 stores and one 2 bedroom apartment) in the heart of Johnsburg. Original building completely rehabbed in 1992 and 3 units added at that time. Expansion possibilities with city sewer. 5-unit building on 0.8 acre lot.

Possibility of adding a small apartment building on the back surplus land on this 0.8 acre site. Owner is a licensed real estate broker.

9.3% CAP. Ask for rent roll and operating statement.

SPECIFICATIONS

Description	5-Unit Mixed Use
Building Size	5,250 SF
Land Size	34,848 SF
Year Built	Circa 1920 / Rehabbed 1992
Percent Leased	100%
RE Taxes	\$10,292.24 (2020)
Current NOI	\$44,193
CAP Rate	9.3%
PIN Number	09-13-252-015

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Avg Household Income	\$89,695	\$81,309	\$71,859
Population	2,141	21,279	70,117
Traffic Counts: 11,000 VPD			

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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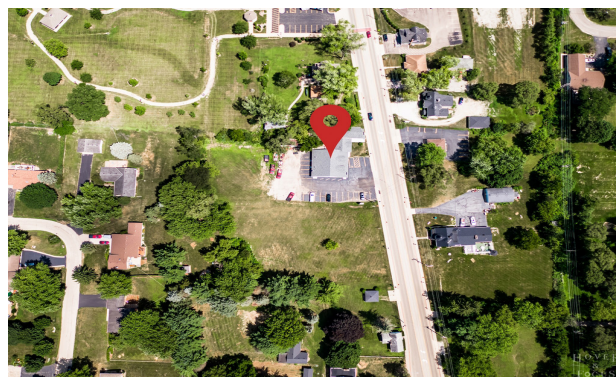
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