

# RARE OPPORTUNITY ON ROUTE 59 - For Sale

12438 S. Route 59, Plainfield, IL 60585

PRICE REDUCED



**Randy Petri**  
630-222-7690  
Randy@CatonCommercial.com

**Beth Petri**  
630-209-8029  
Beth@CatonCommercial.com



## PROPERTY SUMMARY

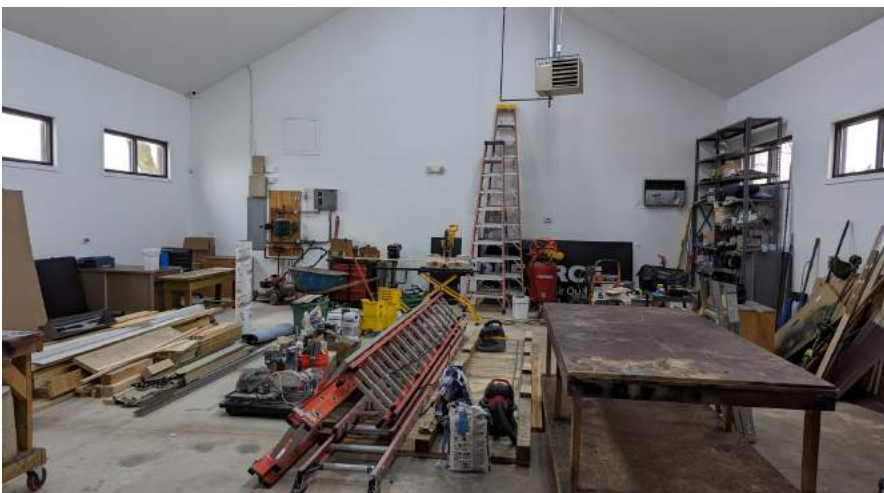
Price:	\$749,900
Building Size:	1,980 SF
Site Area:	0.3 AC
Zoning:	C
Year Built/Renovated:	2011/2023
Taxes (2023):	\$9,041

## PROPERTY HIGHLIGHTS

- Great opportunity to grow your business with Route 59 exposure
- Current owner experienced exponential growth with approximately a 50% increase in business after moving to the location
- Over 30,000 vehicles pass the property every day
- High visibility lighted monument sign
- Newly renovated and landscaped
- Overhead door
- Showroom features reception area and conference room
- Mezzanine available for storage with potential for conversion to master office suite
- Cement parking lot with 9 marked spaces and room for more
- Warehouse floor with underlying radiant heat



## PROPERTY PHOTOS



## PROPERTY IMPROVEMENTS

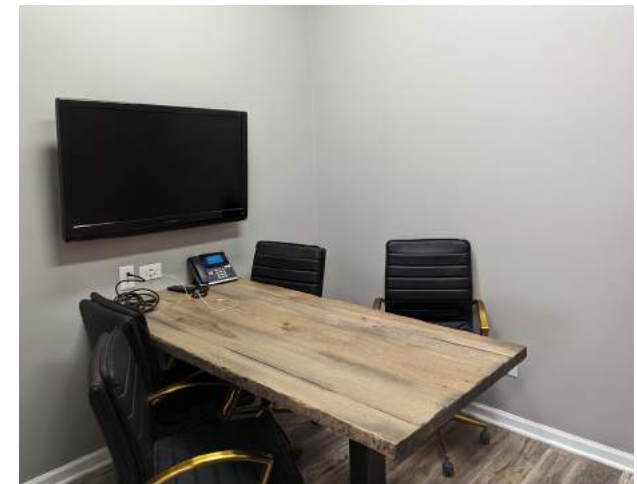
- Landscaping: Cleared overgrowth and added new sod, shrubs, and plantings around the building
- Repaired exterior illuminated signage
- Renovated/replaced the masonry enclosure, fencing and cap stones
- New exterior lighting around the building and video cameras
- Re-striped parking lot
- Replaced front AC/Heat unit
- Added interior video cameras and security system
- Fresh paint on all interior walls, ceilings, trim and doors
- Renovated the showroom with new flooring, added internet, reclad the kiosk with high-end wood tiling, raised the flooring behind the kiosk
- All illumination was replaced with new LED fixtures
- Added stairs to the attic space
- New cabinets, durable composite sink, counter top for a kitchenette in shop
- All cabinets professionally painted
- New refrigerator for kitchenette
- New vanities, mirrors, toilets, and fixtures in both bathrooms

## ESTIMATED REPLACEMENT COSTS

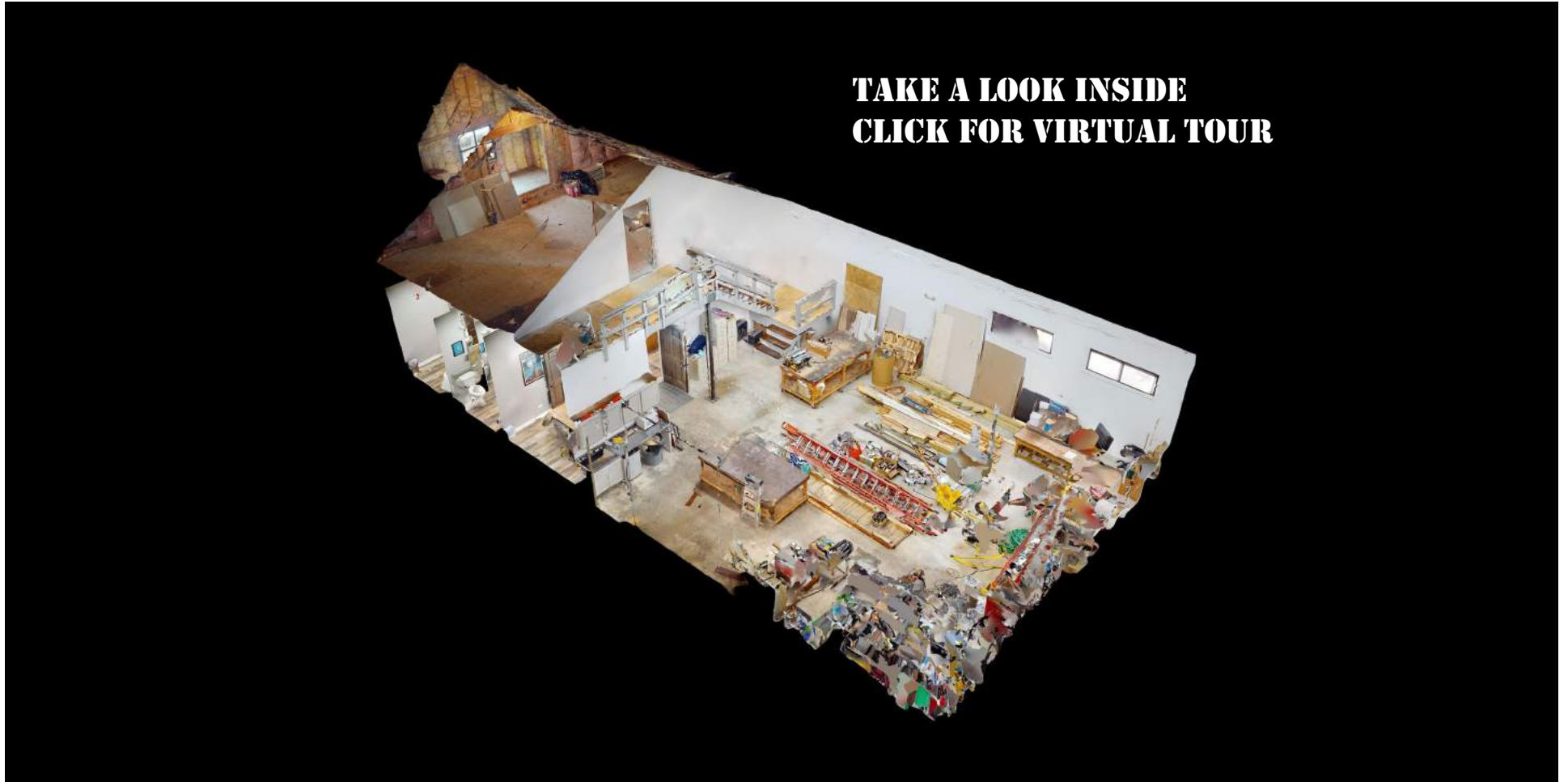
<u>Recent Land Sale</u>	<u>Acre</u>	<u>Sq Ft</u>	<u>Close Date</u>	<u>Sale Price</u>	<u>\$/sq ft</u>	<u>Notes</u>
12441 S Rt 59 Plainfield	1.16	50529	3/22/2024	\$ 960,000.00	\$ 19.00	Directly across the street, now under construction

<u>Subject Previous Sale</u>	<u>Acre</u>	<u>Sq Ft</u>	<u>Close Date</u>	<u>Sale Price</u>	<u>\$/sq ft</u>	<u>Notes</u>
12438 S Rt 59	0.29	12632	4/18/2023	\$ 690,000.00		Building included 2040 sq ft, significant improvements are less than one year old

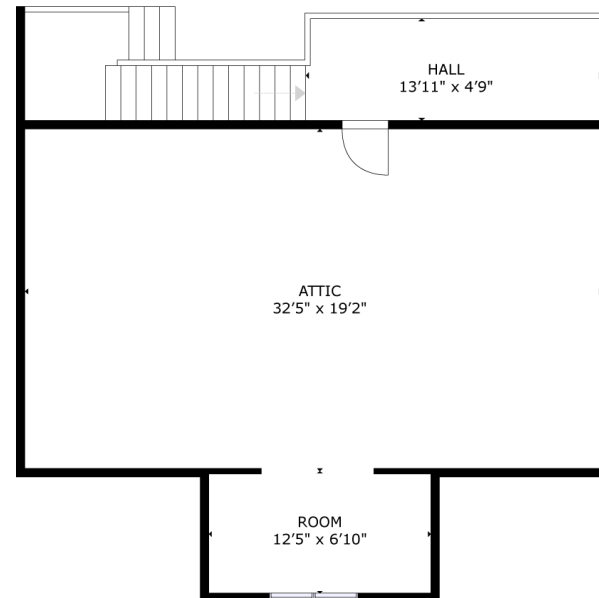
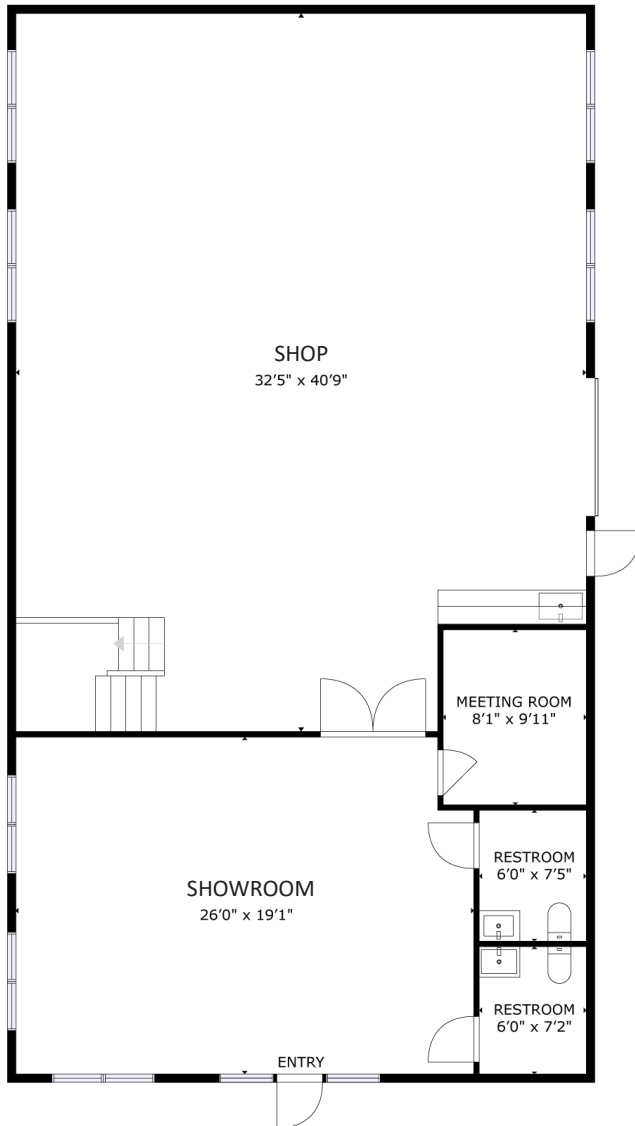
<u>Subject Replacement Valuation</u>	<u>Acres</u>	<u>Land sq ft</u>	<u>\$/sq ft</u>	<u>Land Value</u>	<u>Building Value</u>	<u>Notes</u>
	0.29	12632	\$19	\$ 240,008.00		The building has in-floor radiant heat in the shop and gas forced air backup Heat and AC in the showroom, exterior masonry accents, two wash rooms Nicely finished conference room, all improvements less than five years old, many extras added by seller. Concrete parking area, landscaping, all in excellent condition. Unfinished mezanine space (not in calc) could be what you make it. On Rt 59 with 30,600 cars per day, there are no other opportunities like this.
		1980	\$300	\$ 594,000.00		
				\$ 834,008.00		



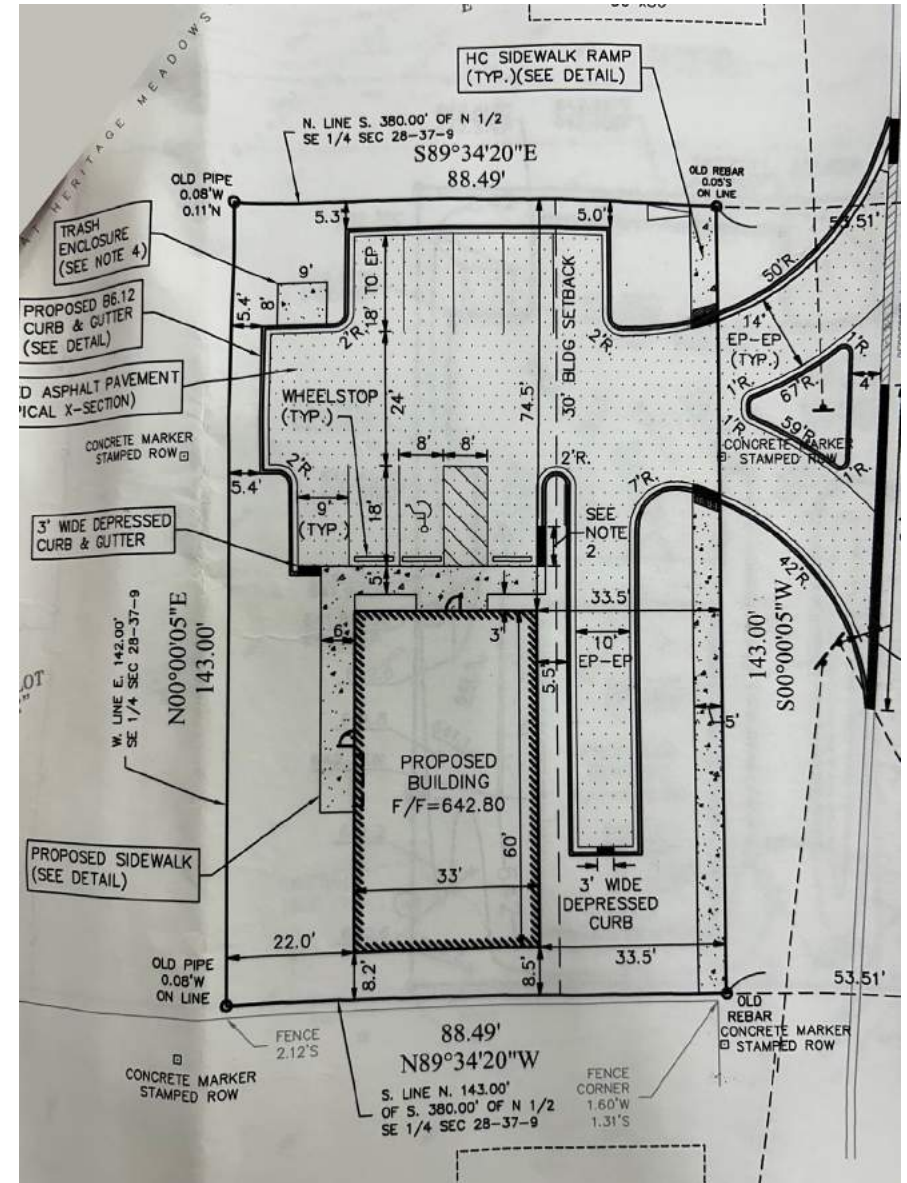
## VIRTUAL TOUR



## FLOOR PLAN



**SURVEY**

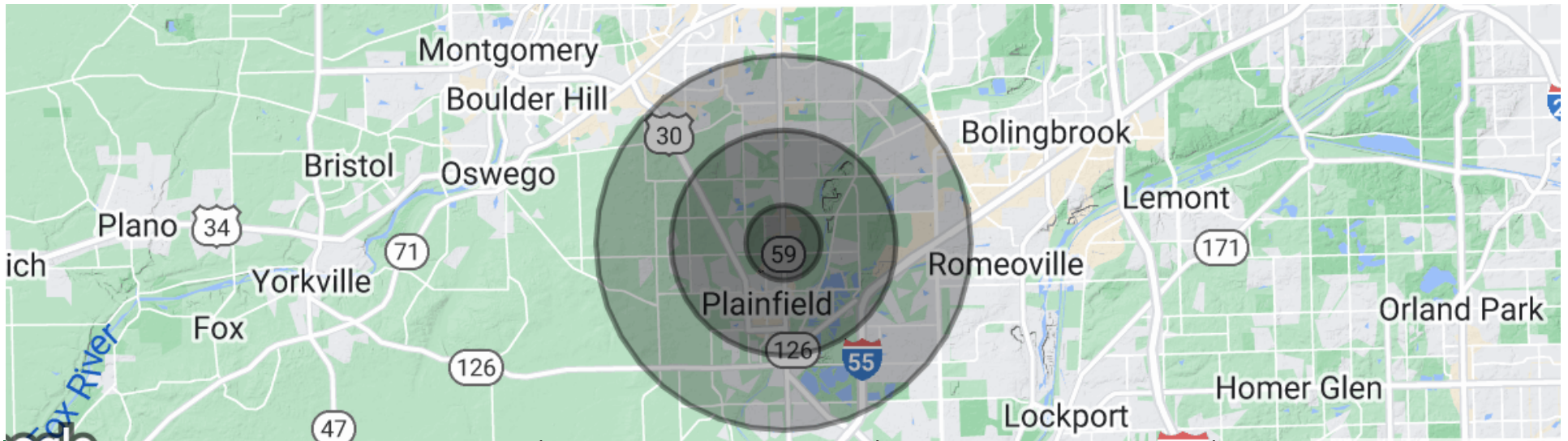


**AERIAL**





## DEMOGRAPHICS



		1 MILE	3 MILES	5 MILES
<b>POPULATION</b>	Total Population	7,341	47,117	150,939
	Average Age	40.7	39.1	38.4
	Average Age (Male)	41.1	38.4	37.7
	Average Age (Female)	40.3	39.0	38.3
<b>HOUSEHOLDS</b>	Total Households	2,409	14,783	48,545
	# of Persons per HH	3.0	3.2	3.1
	Average HH Income	\$133,745	\$164,585	\$144,462
	Average HH Value	\$321,456	\$389,232	\$339,311