

## FOR SALE

### Automotive Building

- 8 Bays
- Lifts included



## PROPERTY SPECIFICATIONS

<b>Description:</b>	Freestanding Building
<b>For Lease:</b>	6,700 SF
<b>Land Size:</b>	.69 Acres
<b>Year Built:</b>	1992
<b>HVAC System:</b>	Radiant Heat in Bays plus 5 Ton Combo HVAC Unit
<b>Electric:</b>	400 Amp 3 Phase
<b>Sprinklered:</b>	Yes
<b>Washrooms:</b>	2
<b>Floors:</b>	Concrete, Tile
<b>Possession:</b>	Immediate
<b>Parking:</b>	30+ Spaces
<b>Possession:</b>	Negotiable
<b>Drive-in Doors:</b>	8
<b>Sewer/Water:</b>	City
<b>Zoning:</b>	B-2 PUD Special Use
<b>Real Estate Taxes:</b>	\$7,340 (2024)
<b>Lease Price:</b>	Call broker for details
<b>Sale Price:</b>	<b>\$795,000</b>
<b>Equipment:</b>	<b>\$120,000 (included)</b>

## PROPERTY OVERVIEW

- Equipment included: 7 lifts, 1 alignment & balancing equipment
- 8 bays, 1 drive in door, 3 private offices
- New roof in 2020, new HVAC in 2021, new overhead door springs
- Goodyear, formerly located in this space, was doing \$1,000,000+ in sales
- Building is located at the Algonquin Town Center, next to Goodwill and the U.S. Post Office
- Other adjacent tenants include Dollar Tree, Starbucks, Corsa Clean Car Wash, Chubby's
- Signalized access, with traffic counts of over 34,000 per day
- Plenty of dedicated parking
- Permitted automotive uses under B-2 include oil change, minor automotive, and car wash/detailing
- Across the street from Jewel & Dunkin' Donuts
- **PIN: 19-35-326-031**

### LINDA KOST

Senior Broker

847.910.8820

LKost@realtymetrix.com

Realty Metrix Commercial  
2390 Esplanade Drive, Suite 201  
Algonquin, IL 60102





DEDICATED MONUMENT SIGN



FRONT VIEW



EXTERIOR STORAGE



MEZZANINE & ROOF HATCH



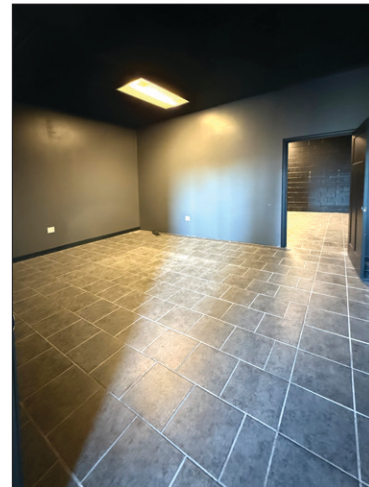
REALIGNMENT LIFT



SEVEN ROTARY LIFTS



BALANCING EQUIPMENT

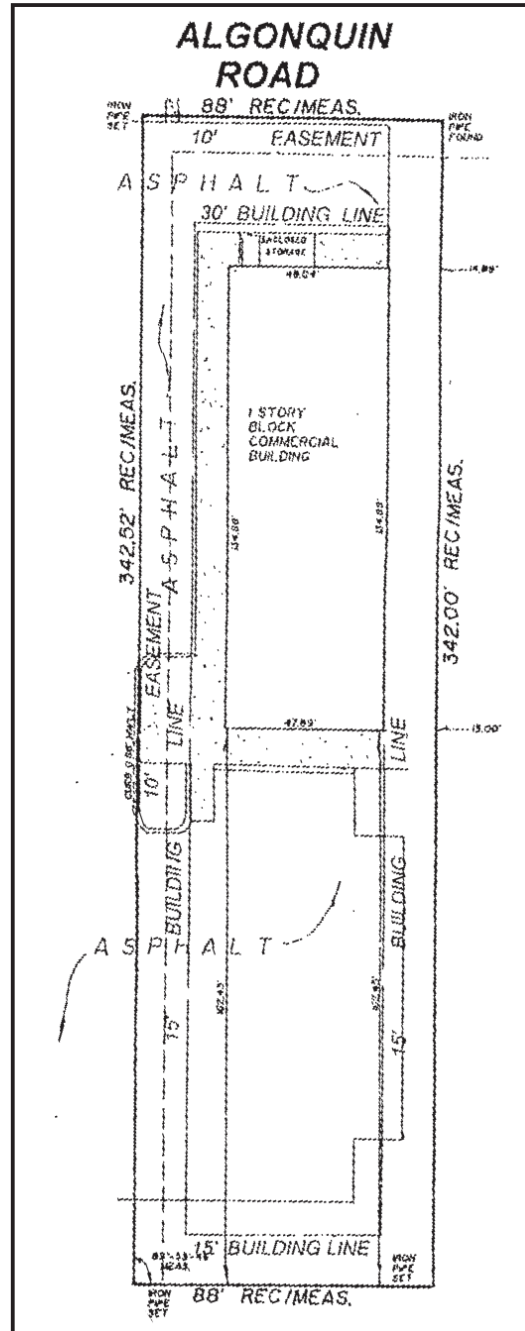


PRIVATE OFFICE SPACE

**LINDA KOST**  
Senior Broker  
847.910.8820  
LKost@realtymetrix.com

Realty Metrix Commercial  
2390 Esplanade Drive, Suite 201  
Algonquin, IL 60102



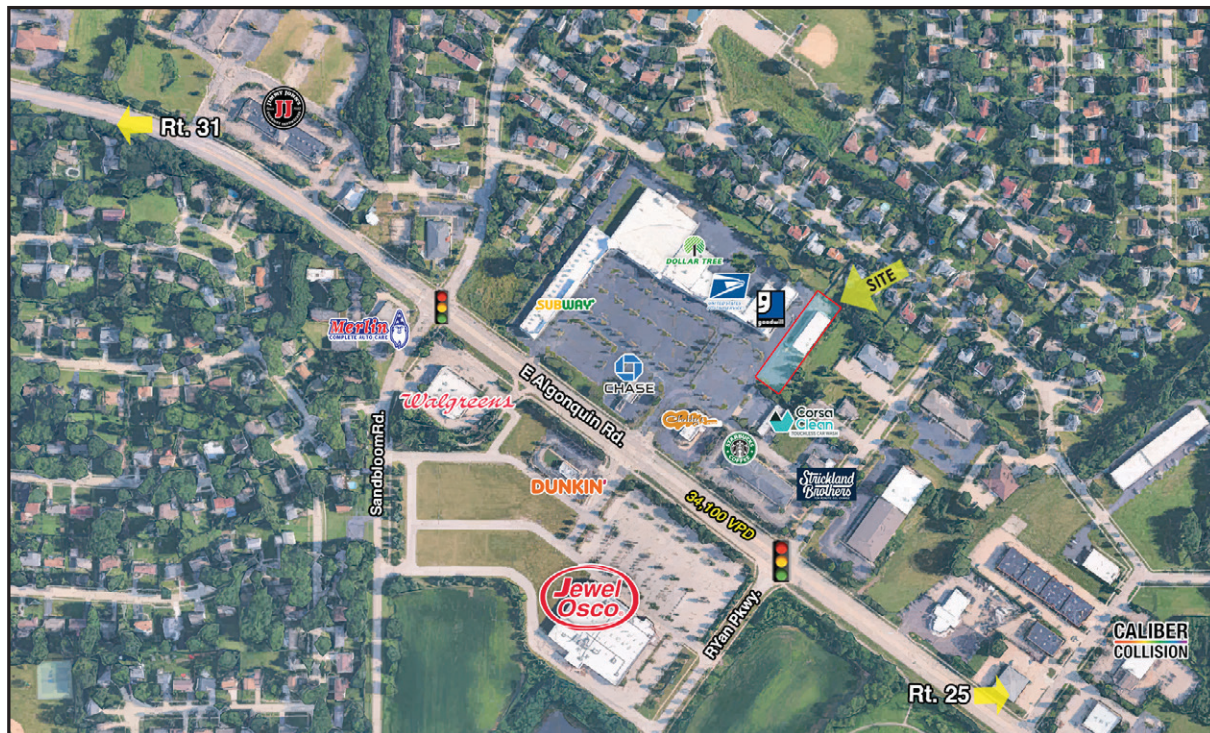


**LINDA KOST**  
Senior Broker  
847.910.8820  
LKost@realtymetrix.com

Realty Metrix Commercial  
2390 Esplanade Drive, Suite 201  
Algonquin, IL 60102







**LINDA KOST**  
Senior Broker  
847.910.8820  
LKost@realtymetrix.com

Realty Metrix Commercial  
2390 Esplanade Drive, Suite 201  
Algonquin, IL 60102

