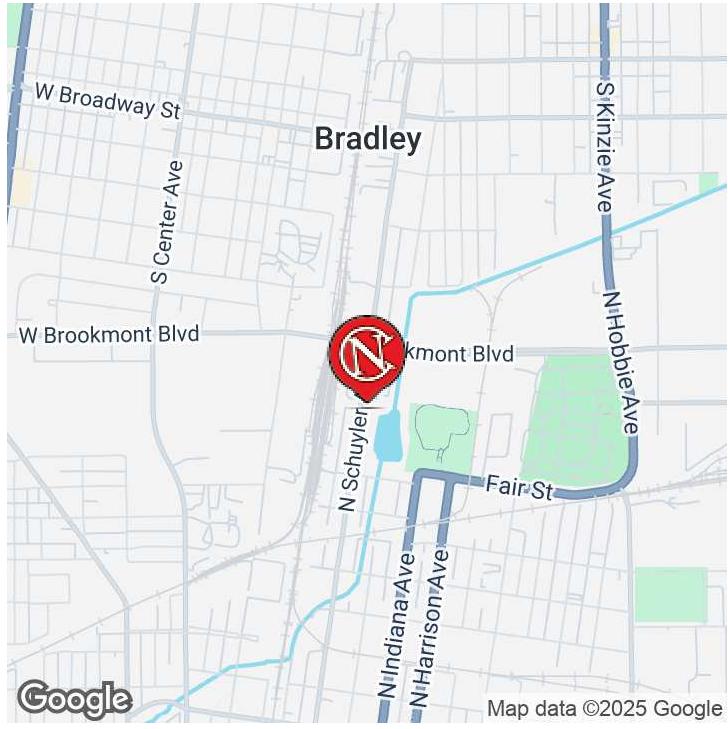


Executive Summary

SERVICE COMMERCIAL PROPERTY FOR SALE 1198 N SCHUYLER AVE, KANKAKEE, IL



Sale Price	\$320,000
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OFFERING SUMMARY

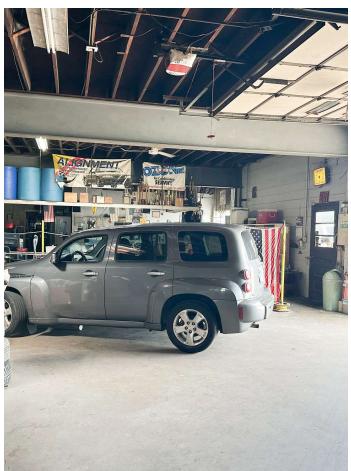
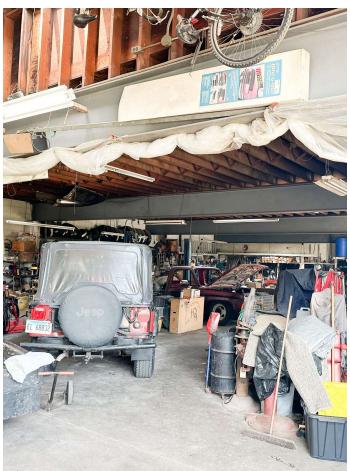
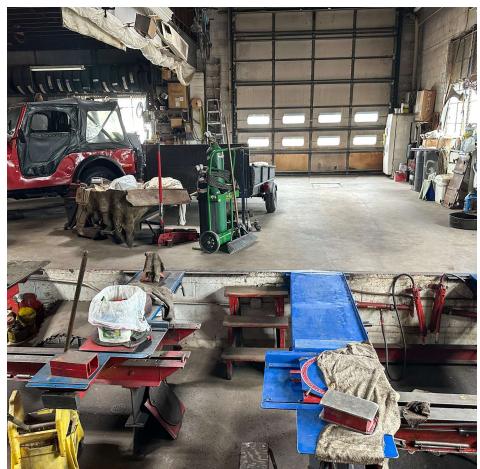
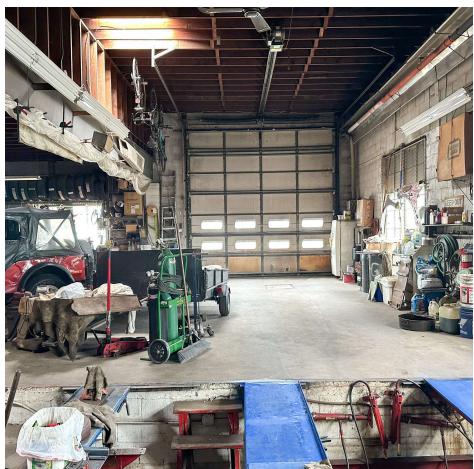
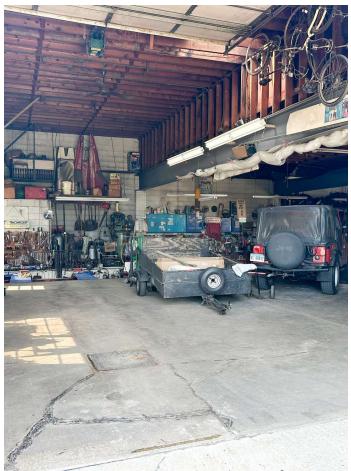
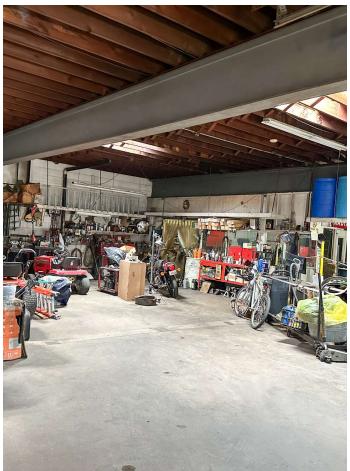
Building Size:	4,825 SF
Lot Size:	0.45 Acres

PROPERTY OVERVIEW

For sale: a 4,825 SF clear span building soon to be zoned C-3, offering exceptional potential for retail or vehicle-related use. The property features two drive-in doors—one measuring 10'x10' and the other 14'x14', accommodating semi-truck access. Inside, the building is equipped with a pit for oil changes, a vehicle lift, and ceiling heights ranging from 11' to 15', providing versatility for operations. A new insulated flat roof was installed in June 2021, ensuring durability and energy efficiency. The building also offers efficient radiant heat, making it both functional and cost-effective. This property is well-positioned for a wide range of commercial and automotive-related opportunities.

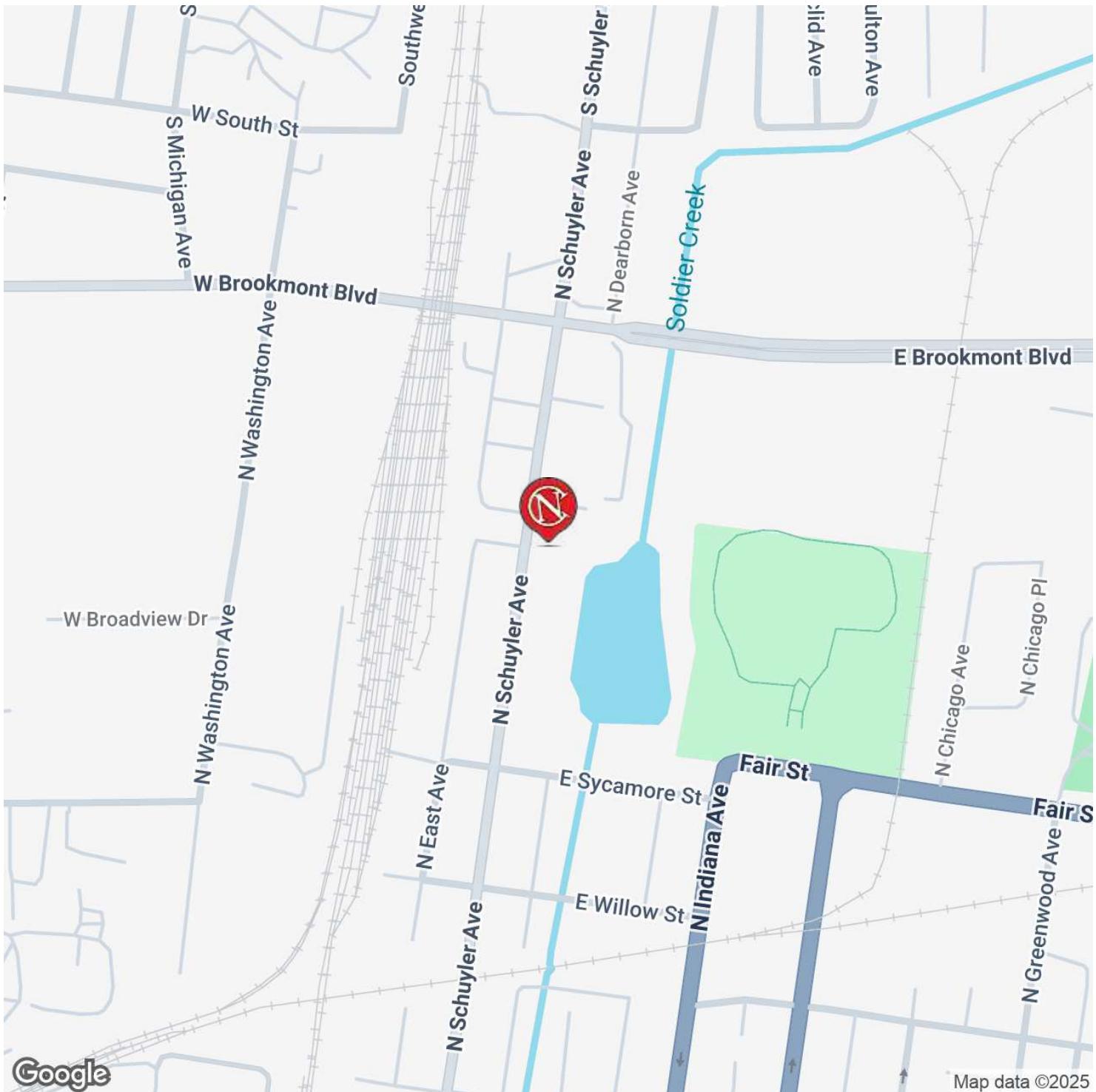
Additional Photos

SERVICE COMMERCIAL PROPERTY FOR SALE 1198 N SCHUYLER AVE, KANKAKEE, IL



Location Map

SERVICE COMMERCIAL PROPERTY FOR SALE 1198 N SCHUYLER AVE, KANKAKEE, IL

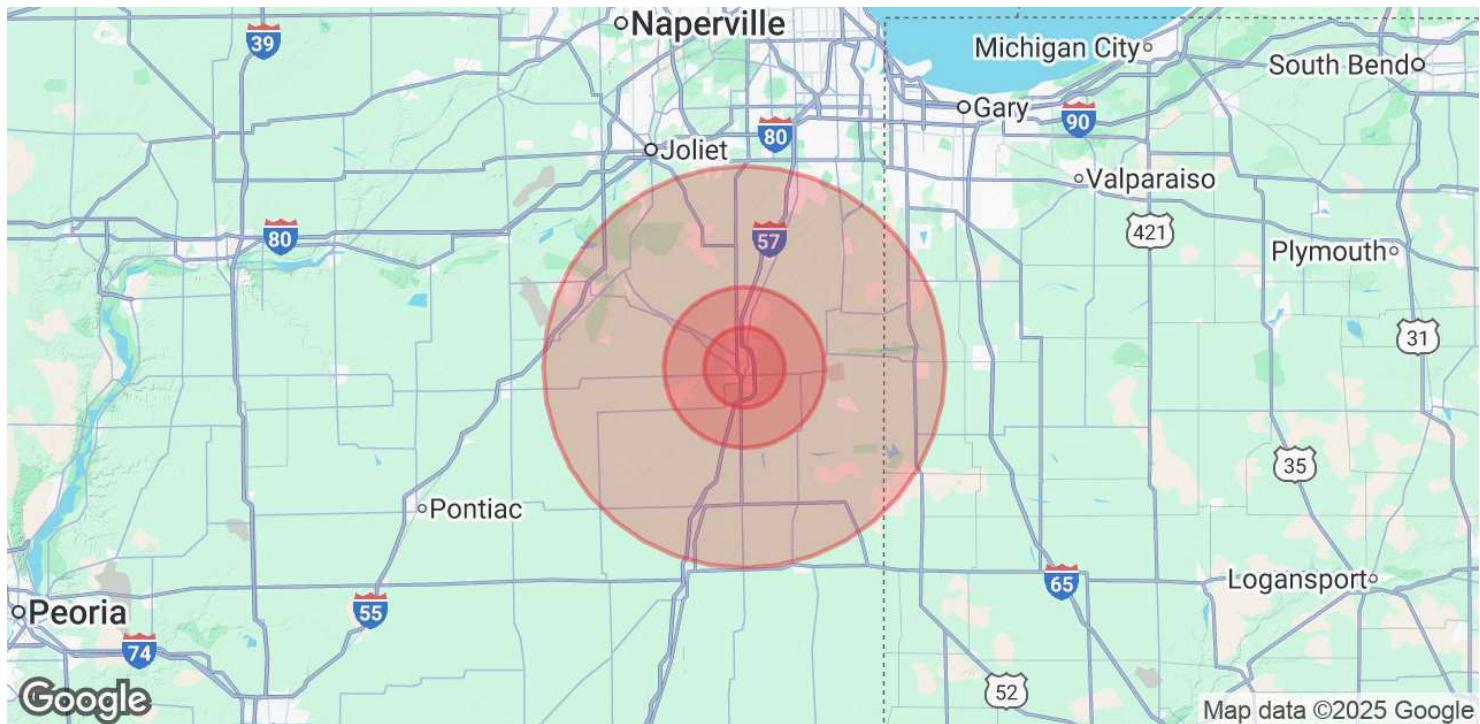


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 **NUGENT
CURTIS**
REAL ESTATE, LLC

Demographics Map & Report

SERVICE COMMERCIAL PROPERTY FOR SALE 1198 N SCHUYLER AVE, KANKAKEE, IL



POPULATION	5 MILES	10 MILES	25 MILES
Total Population	67,636	88,115	277,512
Average Age	39	40	41
Average Age (Male)	38	39	40
Average Age (Female)	40	41	42

HOUSEHOLDS & INCOME	5 MILES	10 MILES	25 MILES
Total Households	25,857	34,181	105,894
# of Persons per HH	2.6	2.6	2.6
Average HH Income	\$85,592	\$90,901	\$113,358
Average House Value	\$207,895	\$225,126	\$299,560

Demographics data derived from AlphaMap