

**Mixed Use**Status: **NEW**Area: **499**Address: **1602 E Cass St, Joliet, IL 60432**Directions: **Rt. 1/4 mile west of Briggs St. North side of Rt. 30**

Sold by:

Mkt. Time (Lst./Tot.): **1/1**

Closed Date:

Contract:

Off Mkt Date:

Concessions:

Township: **Joliet**Unincorporated: **Yes**Year Built: **1980**Built Before 78: **No**Zoning Type: **Commercial** PIN #: **3007123060010000**Actual Zoning: **C-2**County: **Will**

Relist:

Subtype: **Automotive**Lot Dimensions: **351X107X351X121**Land Sq Ft: **35719**Apx. Total SF: **1200**Mobility Score: - **?**List Price Per SF: **\$343.75**Sold Price Per SF: **\$0**List Price: **\$412,500**Orig List Price: **\$412,500**

Sold Price:

Rented Price:

Lease Price SF/Y: **\$0**

Mthly. Rnt. Price:

CTGF:

# of Stories: **1**Multiple PINs: **No**

Owners Assoc:

Lease Type:

Lease Terms:

Estimated Cam/Sf:

Est Tax per SF/Y:

Financing:

Remarks: **Prime Commercial Opportunity on Route 30! Situated at the signalized corner of high-traffic Route 30 and Briggs Street, this exceptional .82-acre fenced lot offers outstanding visibility and accessibility, just minutes from both I-80 and I-355. The property features a spacious 40' x 30' heated building with two 10' overhead doors and a bathroom-ideal for an auto repair facility, workshop, or small business operation. Currently utilized as a month-to-month storage yard, the lot presents immediate income potential with flexible usage options. Additionally, a three-sided billboard on site generates supplemental lease income, making this a smart investment for both owner-users and investors. Rare opportunity in a strategic location- endless potential awaits!**

Total # Units: <b>1</b>	Total # Tenants:	Total # Apartments: <b>0</b>	Total # Offices: <b>0</b>	Total # Stores: <b>0</b>
# Dishwashers:	# Washers:	# Dryers:	W/D Leased?:	# Ranges:
# Disposals:	# Fireplaces:	# Refrigerators:	# Window AC:	
Office SqFt:	Manufacturing SqFt:	Retail SqFt:	Warehouse SqFt:	Other SqFt:

Approx Age: **36-50 Years**  
 Type Ownership:  
 Frontage/Access: **County Road**

Current Use:  
 Potential Use:  
 Client Needs:  
 Client Will:  
 Known Encumbrances:  
 Location:  
 Geographic Locale: **Southwest Suburban**  
 Construction:  
 Exterior:  
 Foundation:

Roof Structure:  
 Roof Coverings:  
 Docks/Delivery:  
 Misc. Outside:  
 # Parking Spaces: **40**  
 Indoor Parking: **6-12 Spaces**  
 Outdoor Parking: **31-50 Spaces**  
 Parking Ratio:  
 Misc. Inside:  
 Floor Finish:  
 Air Conditioning: **None**  
 Electricity: **Circuit Breakers**  
 Heat/Ventilation: **Ceiling Units**  
 Fire Protection: **None**

Water Drainage:  
 Utilities To Site:  
 Tenant Pays: **Other**  
 Equipment:  
 HERS Index Score:  
 Green Disc:  
 Green Rating Source:  
 Green Feats:  
 Backup Info:  
 Sale Terms:  
 Possession:

Gross Rental Income: **\$32,500**  
 Gross Rent Multiplier: **0**  
 Total Annual Expenses: **\$0**  
 Annual Net Operating Income: **\$0**  
 Total Monthly Income: **\$2,708**  
 Real Estate Taxes: **\$2,692.06**

Expense Source:  
 Net Operating Income Year:  
 Total Annual Income: **\$32,500**  
 Tax Year: **2023**  
 Expense Year:  
 Cap Rate:

Fuel Expense (\$/src): **\$0/**  
 Electricity Expense (\$/src): **\$0/**  
 Water Expense (\$/src): **\$0/**  
 Scavenger Expense (\$/src): **\$0/**  
 Insurance Expense (\$/src): **\$0/**  
 Other Expense (\$/src): **\$0/**

Broker Private Remarks: **Billboard lease expires in May 2026. Storage lease is month to month.**

Internet Listing: **Yes**  
 VOW AVM: **Yes**  
 Listing Type: **Exclusive Right to Sell**

Remarks on Internet?: **Yes**  
 VOW Comments/Reviews: **Yes**  
 Address on Internet: **Yes**

Broker Owned/Interest: **No**  
 Lock Box:

Information: **None**  
 Showing Inst: **Drive by**

Call for Rent Roll Info:  
 Cont. to Show?:

Expiration Date: **07/28/2026**

Broker: **Wirtz Real Estate Group Inc. (28881) / (708) 516-3050**  
 List Broker: **Kim Wirtz, ABR, CRS, E-PRO (215584) / (708) 516-3050 / kim@kimwirtz.com**  
 CoList Broker:

More Agent Contact Info:

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 NOTICE: Many properties contain recording devices, and buyers should be aware that they may be recorded during a showing.

MLS #: 12431862

Prepared By: Kim Wirtz, ABR, CRS, E-PRO | Cell: (708) 516-3050