

Roselle Car Care Clinic For Sale

Fully Leased Investment Opportunity



20,655 Sq. Ft. On 2.49 Acres



1046-1070 Lake St. Roselle IL 60172

Brad Bullington: 630-674-6989

Tony Bonavolonta: 630-980-0602

GC Realty & Development LLC 219 E. Irving Pk. Rd. Roselle IL 60172

All information deemed accurate but not guaranteed.

Bradbullington.com

For Sale: \$3,025,000



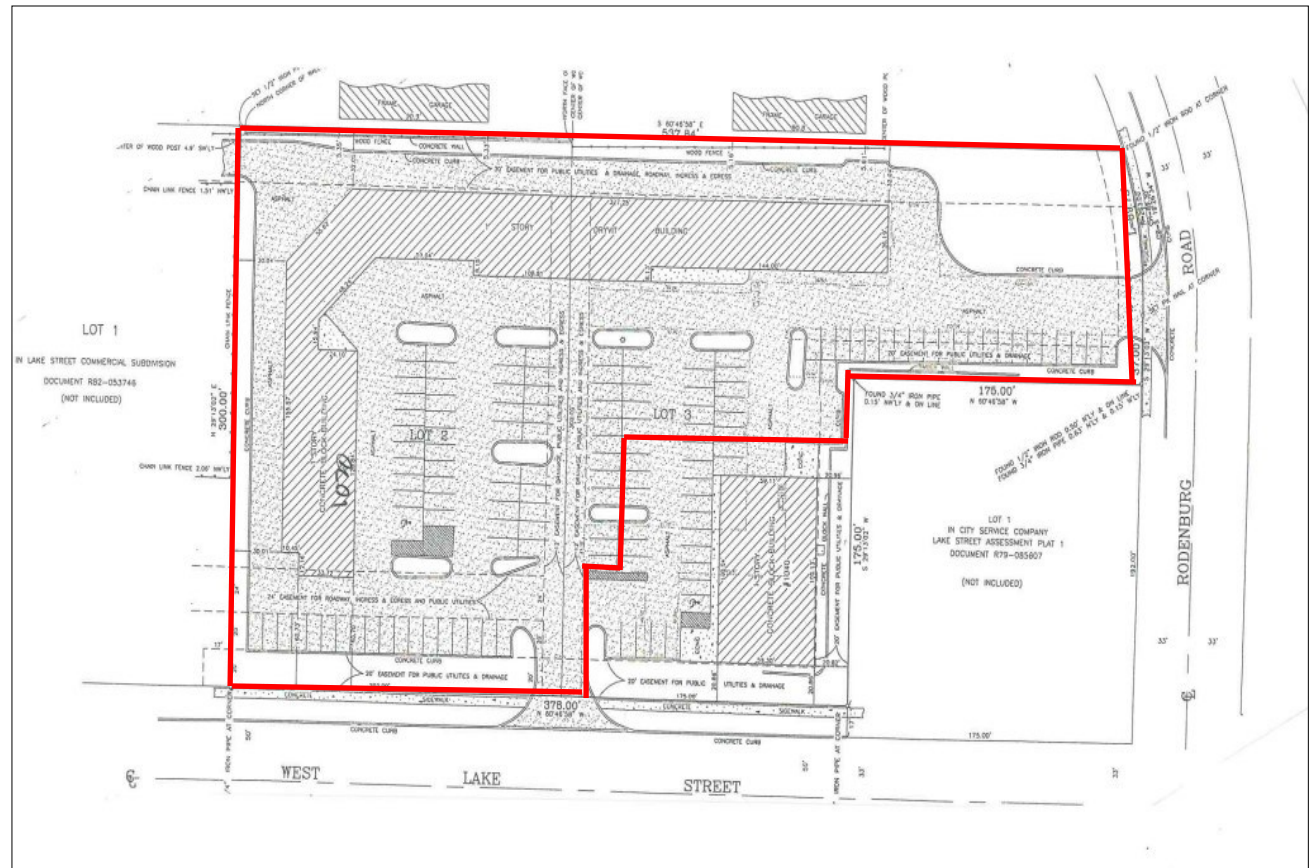
PROPERTY INFORMATION

- ◆ Building Size: 20,655 SF
- ◆ Land Area: 108,900 SF
- ◆ Office Size: 10%
- ◆ Clear Height: 14 FT
- ◆ Loading: 5 Drive In's
- ◆ Power: 400 Amps
- ◆ Parking: 51 Cars
- ◆ Year Built: 1990
- ◆ Taxes: \$39,191
- ◆ Zoning: B-5
- ◆ NOI: \$241,190

PROPERTY SUMMARY

Very rare offering for sale in the Roselle area. Fully leased automotive center with weighted avg lease term of 6 years. Located adjacent to Napa Auto Parts with Firestone as the main anchor tenant.

Low Dupage County taxes make this an excellent investment opportunity!



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Rent Roll

Roselle Car Care Clinic

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Address and Unit Number	Tenant	Monthly Rent	Lease Expiration	Rent Due Date	Square Feet	Rent per Sq Foot
1070 Lake St.	Firestone	\$ 6,000.00		1st	5000	\$ 14.40
1064 Lake St.	Garage	\$ 2,500.00		1st	2000	\$ 15.00
1060 Lake St.	Bodyworks	\$ 4,350.00		1st	2800	\$ 18.64
1058 Lake St.	Fox Auto	\$ 3,500.00		1st	2800	\$ 15.00
1054 Lake St.	B &K Auto	\$ 3,350.00		1st	2750	\$ 14.62
1050 Lake St.	Gun Dr.	\$ 1,800.00		1st	1500	\$ 14.40
1046 Lake St.	JET Auto	\$ 2,700.00		1st	2000	\$ 16.20
TOTALS:		\$ 24,200.00			18850	

SITEPLAN

