



**Steve Lauer**  
718 East Schaumburg Road  
Schaumburg, Illinois 60194  
Business (224) 628-8877  
stevelauer830@gmail.com

**For Sale**  
**Property Summary**  
**1000 S. Bartlett Road, Streamwood, IL**

**Price:** \$700,000      **Land and Building**  
**Seller rents Pensky owned trucks**

**Traffic Count:** 41,000 VPD (Estimate)

**Land Size:** 1.38 Acres

**Building Size:** 2,700 Sq. Ft. with 2 Overhead Doors  
Office, Storage Room, 1- Restroom

**Power:** 120/220 Volt

**Parking:** Ample parking

**Zoning:** C-1/C-2 City of Streamwood

**Sellers have owned this property for over 40 years.**  
**Doing business as River Rand Truck Rental.**  
**Lighted corner location with 200 feet of frontage on Irving Park Road (Rt19) and 318 feet of frontage on Bartlett Road.**  
**Very busy intersection - Strong Demographics**

All information is from the client and/or other sources deemed reliable and has not been independently verified. No representation, warranty or guarantee, expressed or implied or by operation of law, is made as to the accuracy, reliability, or completeness of this information. This material is submitted subject to errors, omissions, changes, prior sales, or withdrawal without notice.





South Bartlett Road (V47)

West Irving Park Road (IL 19)

RIVER HARBOR AUTO, TRUCK & TRAILER RENTAL



South Bartlett Road (V47)

West Irving Park Road (IL19)

West Irving Park Road (IL19)

South Bartlett Road (V47)



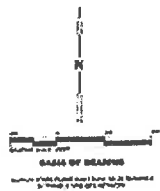
# BOUNDARY AND TOPOGRAPHIC SURVEY

## GENERAL NOTES

This survey was conducted in accordance with the provisions of the Surveying Act, R.S.O. 1990, Chapter S.6, and the Regulations made thereunder.

## DETAILED INFORMATION

Survey conducted on 10th day of July, 1998. The survey was conducted by the Surveyors, Messrs. J. & J. P. Smith, P. Eng., and was conducted in accordance with the provisions of the Surveying Act, R.S.O. 1990, Chapter S.6, and the Regulations made thereunder.



1. The boundary lines shown on this plan are the result of a survey conducted in accordance with the provisions of the Surveying Act, R.S.O. 1990, Chapter S.6, and the Regulations made thereunder.

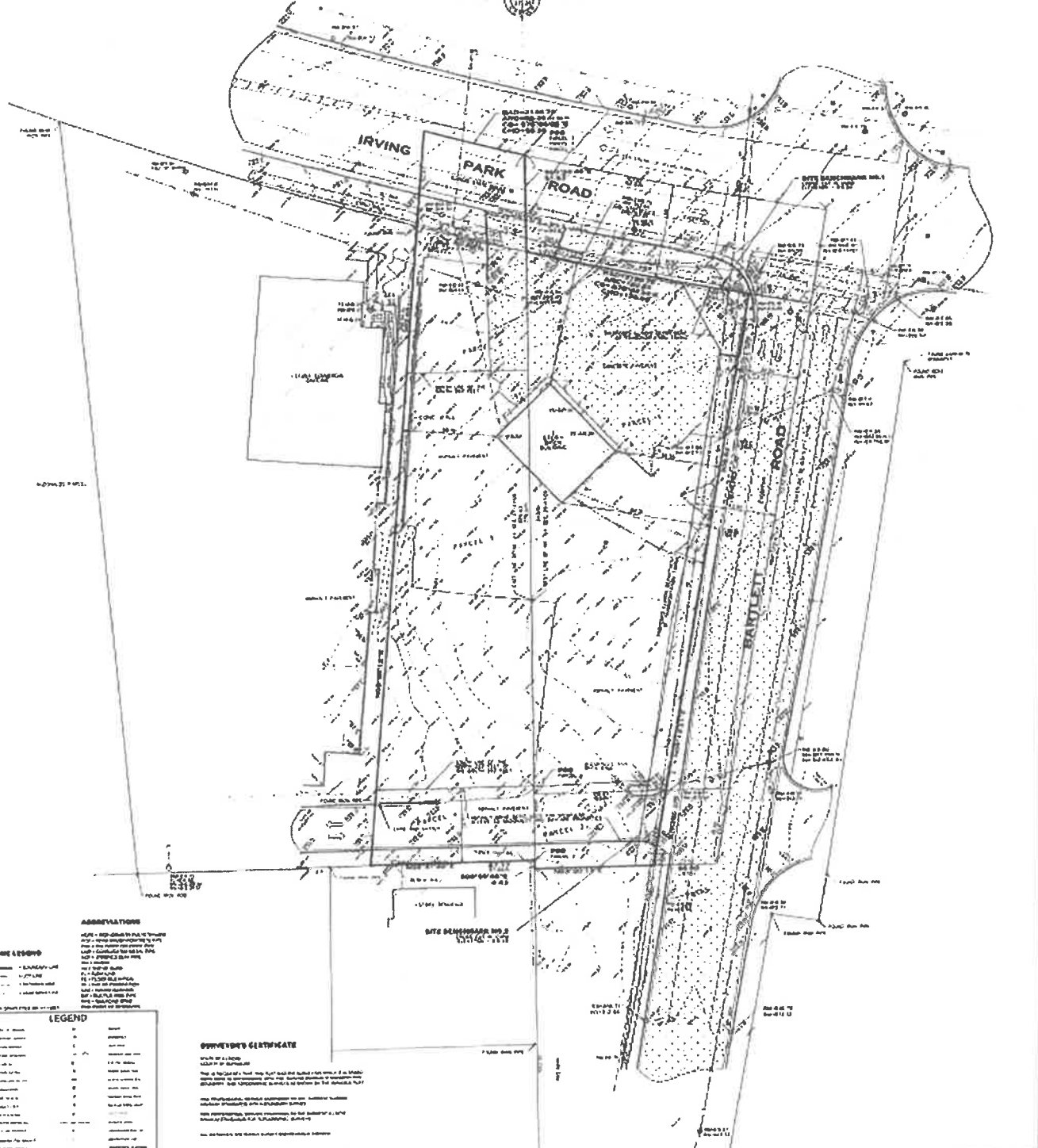
2. The survey was conducted in accordance with the provisions of the Surveying Act, R.S.O. 1990, Chapter S.6, and the Regulations made thereunder.

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6. The survey was conducted in accordance with the provisions of the Surveying Act, R.S.O. 1990, Chapter S.6, and the Regulations made thereunder.



### ASSAYATIONS

1. All areas shown on this plan are the result of a survey conducted in accordance with the provisions of the Surveying Act, R.S.O. 1990, Chapter S.6, and the Regulations made thereunder.

### LEGEND

Symbol	Description
—	Boundary Line
- - -	Property Line
...	Unsurveyed Area
▭	Right of Way
▬	Water
▬	Drainage
▬	Other

### SURVEYOR'S CERTIFICATE

I, the undersigned, being a duly qualified Surveyor, do hereby certify that this plan is a true and correct copy of the original plan as filed in my office on the 10th day of July, 1998.

J. & J. P. Smith, P. Eng.

### BOUNDARY AND TOPOGRAPHIC SURVEY

Project No. 12345  
 Date of Survey: July 10, 1998  
 Surveyors: J. & J. P. Smith, P. Eng.  
 Scale: As Shown  
 Sheet No. 1 of 1

**Harris, Jeff**

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**From:** Harris, Jeff

**To:**

**Subject:** 1000 S. Bartlett Rd., Streamwood

This site is zoned C-2, Neighborhood Commercial District. Below is a link to the Village's C-2 zoning district regulations. Within each zoning district's regulations are sections called Permitted Uses and Special Uses. Permitted uses are uses that are allowed by right subject to receiving occupancy from the Village prior to opening for business. Special uses are uses that require some additional oversight and review and also Village Board approval prior to pursuing the occupancy approval process. Please let me know if you have any questions after reviewing this information.

[https://codelibrary.amlegal.com/codes/streamwoodil/latest/streamwood\\_II/0-0-0-11439](https://codelibrary.amlegal.com/codes/streamwoodil/latest/streamwood_II/0-0-0-11439)

Sincerely,

Jeff Harris  
Assistant Community Development Director  
Village of Streamwood  
301 E. Irving Park Road  
Streamwood, IL 60107  
(630) 736-3829 phone  
(630) 837-5690 fax

