

FOR SALE

4917 Prairie Hill Road
South Beloit, IL 61080

30 ACRES | 8 TENANTS | CAN BE DIVIDED



Sale Price \$5,598,857

Tom Humpal

Managing Broker/Owner
RE/MAX Property Source
815-509-4457

TomHumpal@remax.net

Mori Jo Conkrite

Broker
RE/MAX Property Source
815-979-9798

MoriJoConkrite@remax.net

RE/MAX
COMMERCIAL®

Prairie Hill Road

Easement from Prairie Hill to back parcel

Corner Building can be parceled off
Leased

Auto Repair Leased

Main Parcel - Salvage Yard
Can be divided
Potential Rent Income
\$15,000-\$18,000/month

Vacant Lot
Can be parceled off

C Leased + taxes

HWY 251

10,000 sqft building

Short Term Lease
40x80 (3200 sqft)

House & Lot
Can be parceled off

C Leased
3 access points

Partial Leased
6,000 sqft

Small Garage
Leased

Potential Easement to A-2
Parcel from Frontage Road

Frontage Road (Dearborn Ave)

A-3

B

C-1

D

A-1

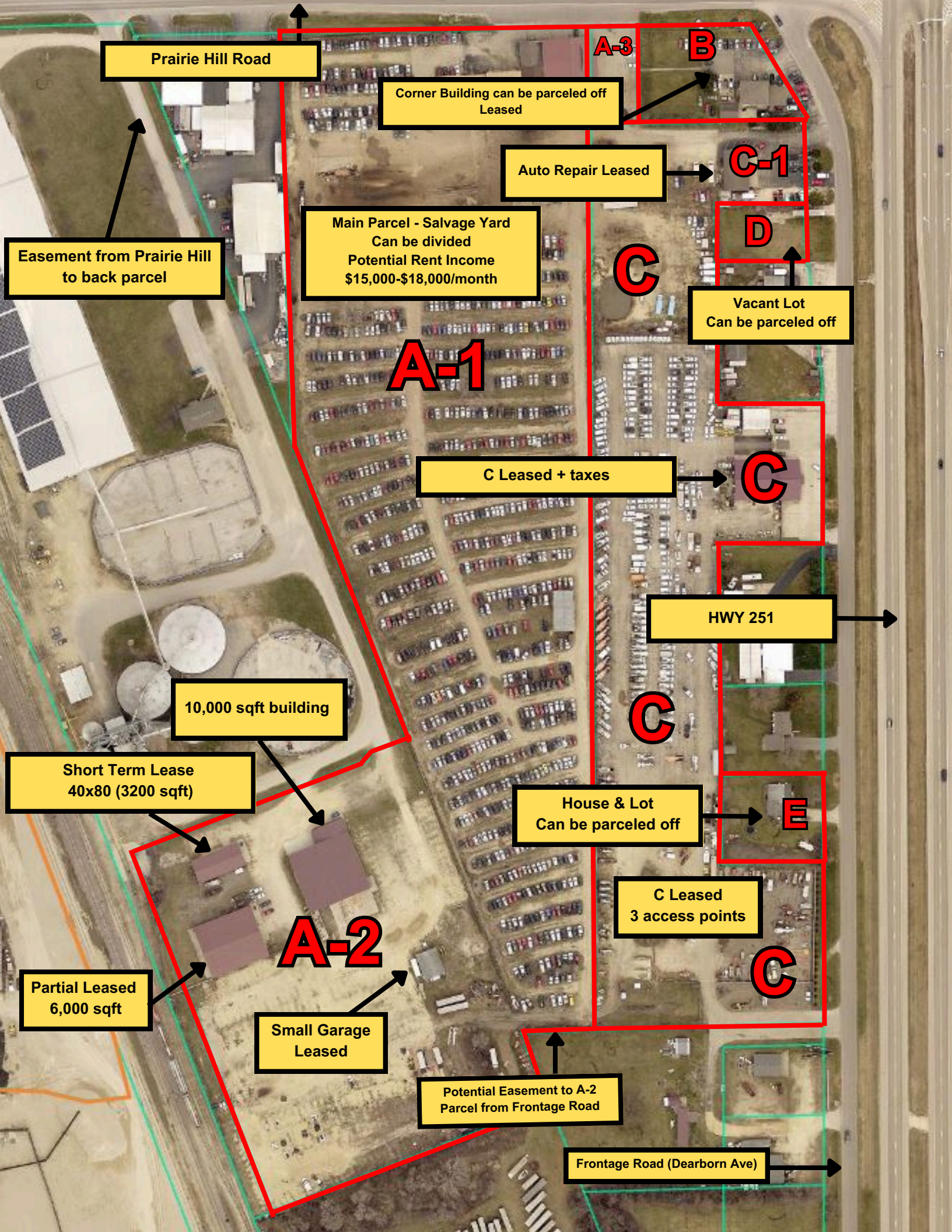
C

C

E

C

A-2



FOR SALE

4917 Prairie Hill Road
South Beloit, IL 61080

Code & Location	SQFT	Code	Parcel Acreage
A-1 (035) Front 19.83 Acres	875,349	A1, A2, A3	20.09
A-2 (035) Back	33,609	B	.77
A-3 (013) Lot E. of Main Building	376,372	C	8.648
B (014) 4961 Prairie Hill Road	12,762	D	.29
C (036) 8.65 Acres	22,209	E	.51
D (016) 14438 Dearborn Street			
E (021) 14208 Dearborn Street			
	Total Sqft 1,320,661		Total Acres 30.318

Based on present & potential income \$5,598,857

Inventory approximately 900 cars, Business, Equipment, and Inventory priced separately.

Parcels can be sold separately. However, all sales would be subject to Parcel A-1 selling and the Buyer of A-1 would have the 1st right to purchase the balance. Parcel A-1 & A-2 can be divided with access from either Prairie Hill or Dearborn, or potentially both. Parcel A-1 & A-3 should go together.

Main Building

Heated oil/water vortex system
City Water & Septic
900 cars drained & organized by
make/model Clean EPA report
Survey completed

- Three hydraulic lifts
- Two air compressors
- Antifreeze tank (recycled)
- Two oil tanks (2,000 gallons)
- Two tire machines
- Fire walls between buildings
- All heated by oil furnace (oil captured from cars)
- 400 amp & 3 phase electric

Income (Doesn't include income from business)

Parcel A-1 Potential Rent \$15-18,000/month	\$198,000
Parcel A-2	
Leases 1-2 years on purpose	
Tenants would prefer longer leases	
B	
C-1	
C (Also pays for taxes)	
C Share of Taxes	
	\$268,800
	\$466,800.00
Expenses RE Taxes	-\$52,337
Net	\$414,463.00

Tom Humpal
Managing Broker/Owner
815-509-4457
TomHumpal@remax.net

Mori Jo Conkrite
Broker
815-979-9798
MoriJoConkrite@remax.net



FOR SALE

4917 Prairie Hill Road
South Beloit, IL 61080



Tom Humpal
Managing Broker/Owner
815-509-4457
TomHumpal@remax.net

Mori Jo Conkrite
Broker
815-979-9798
MoriJoConkrite@remax.net



FOR SALE

4917 Prarie Hill Road
South Beloit, IL 61080



OFFERING SUMMARY

Sale Price:	\$5,598,857
Number of Buildings:	12
Lot Size:	30.02 Acres
Building Size:	1,152sqft to 16,481 sqft
Zoning:	Heavy Industrial
APN:	04-17-200-035, 04-17-200-036, 04-17-200-016, 04-17-200-021, 04-17-200-014, 04-17-200-013

DEMOGRAPHICS	S. Beloit	Rockton	Roscoe	Beloit
Total Households	3,400	1,930	2,211	13,919
Total Population	7,908	7,789	11,100	36,600
Average HH Income	\$79,781	\$111,065	\$98,750	\$57,168
Median Age	36.2	40.4	35.5	33.9

PROPERTY DESCRIPTION

30 Acres! Family owned for over 77 years. Clean EPA Report & Survey completed. Multiple buildings. Divisible. Located at high traffic intersection of Hwy 251 & Prairie Hill Road. 2.5 miles to I-90, 26 minutes to Chicago/Rockford International Airport, 57 miles to Madison, 78 miles to Milwaukee, 93 miles to Chicago.

PROPERTY HIGHLIGHTS

- 7-8 income producing building tenants
- Main building's potential 16,000 sqft leasable
- Zoned Heavy Industrial - Many uses under this zoning
- Business & Inventory sold separately
- Seller has not used internet to sell parts or inventory - Huge opportunity!

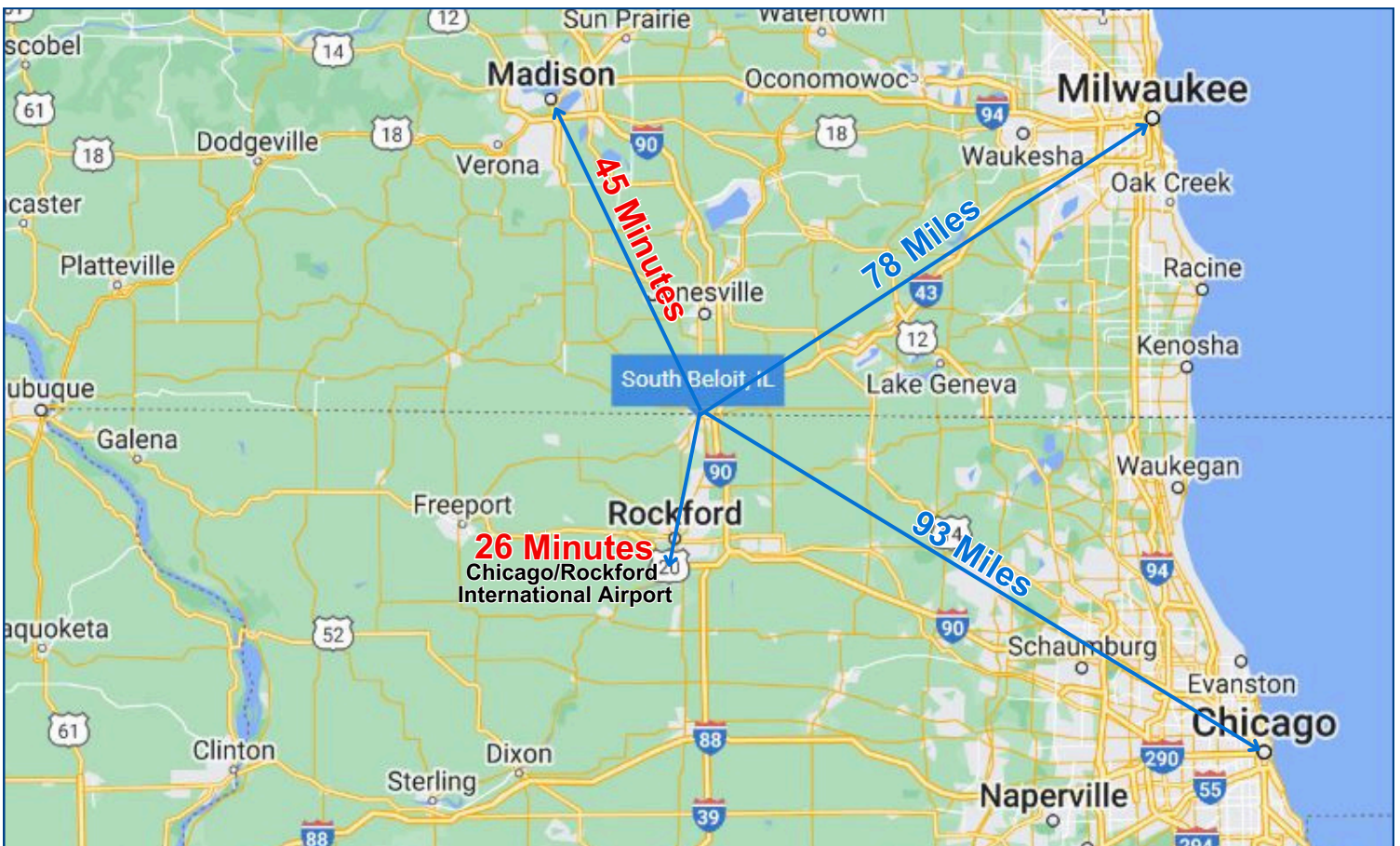
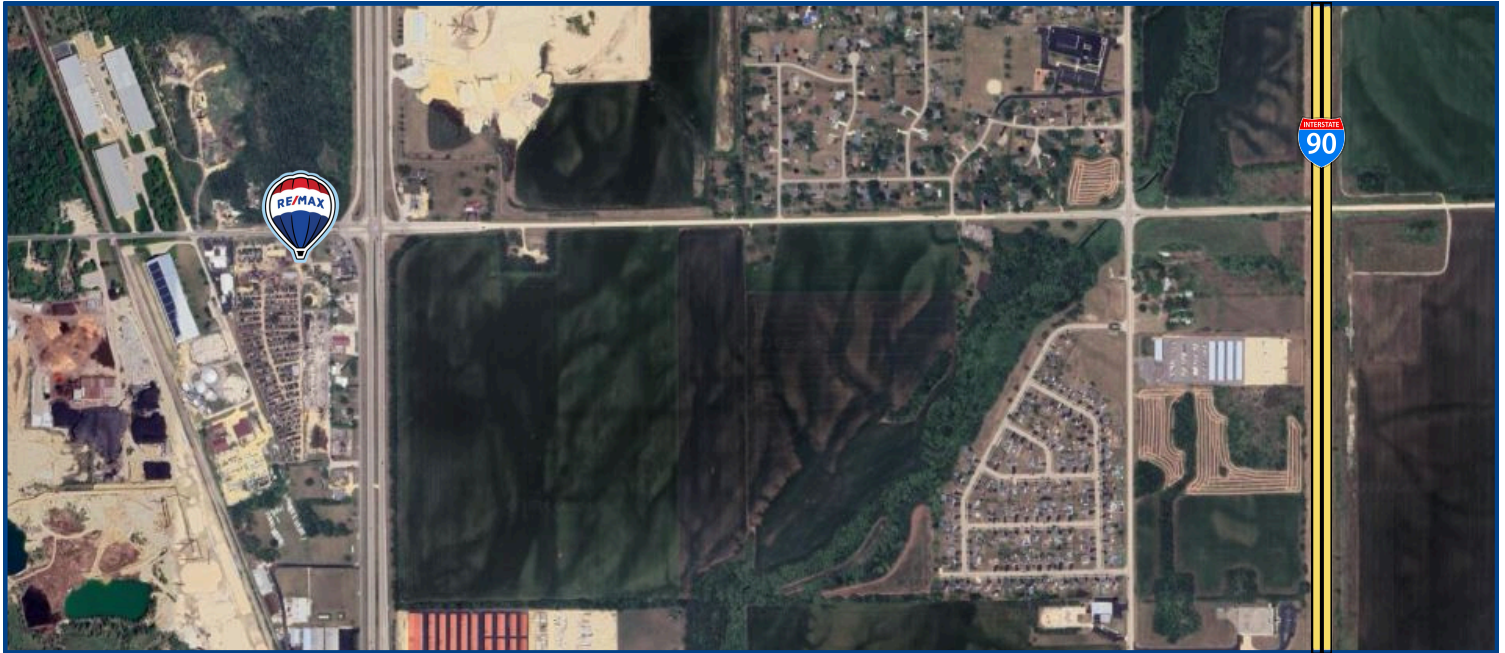
Tom Humpal
Managing Broker/Owner
815-509-4457
TomHumpal@remax.net

Mori Jo Conkrite
Broker
815-979-9798
MoriJoConkrite@remax.net



FOR SALE

4917 Prairie Hill Road
South Beloit, IL 61080



Tom Humpal
Managing Broker/Owner
815-509-4457
TomHumpal@remax.net

Mori Jo Conkrite
Broker
815-979-9798
MoriJoConkrite@remax.net

RE/MAX
COMMERCIAL®