



5200 Main St, Downers Grove, IL 60515

**10709 N. Main St.
Richmond, IL 60071**



Property Overview

Located on Main Street in Richmond, IL, this highly visible storefront sits along the primary route traveled by nearly all visitors heading to Lake Geneva, offering exceptional exposure and daily traffic. The property features a successful storefront business currently under a signed five-year lease that ends in October 2030, providing immediate income stability.

The building offers a versatile layout including a prominent storefront, a large on-site parking lot, and an expansive open garage space with high ceilings, ideal for a variety of commercial or service uses. Additional spaces include a middle office, a back-office area, and a private upstairs office, allowing for flexible operations or multi-use functionality.

The property is equipped with four handicapped-accessible bathrooms, enhancing usability for both employees and customers. The current owners utilize the back office to operate the adjacent ABC Storage business.

Important Note: This building is being sold only in conjunction with the adjacent ABC Storage property and is not available as a standalone sale, presenting a unique opportunity to acquire an additional income-producing commercial package in a high-traffic corridor.

RENTAL DETAILS

4 UNITS PROJECTED
RENTAL VALUE

UNIT 1 = \$3500 / MONTH

UNIT 2 = \$2200 / MONTH

UNIT 3 = \$2850 / MONTH

UNIT 4 = \$1730 / MONTH

PROJECTED
GROSS INCOME

\$123,360



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PROPERTY BREAKDOWN

UNIT 1 - 2080 SF
STORE FRONT
*CURRENTLY LEASED UNTIL OCTOBER 2030
AT \$3500 / MONTH*

UNIT 2 - 800 SF + 1200SF
APARTMENT / OFFICE
*CURRENTLY OCCUPIED BY OWNER
VALUED AT \$2200 / MONTH*

UNIT 3 - 2500 SQ FT
*AVAILABLE FOR RENT
VALUED AT \$2850 / MONTH*

UNIT 4 - 1730 SF
*CURRENTLY OCCUPIED BY OWNER
VALUED AT \$1730 / MONTH*



PROPERTY IMPROVEMENTS

2006

- UPDATED BATHROOMS IN UNITS 1 & 2 TO BE HANDICAP ACCESSIBLE AND UP TO CODE TO LEASE THE UNITS
- BUILT ILLUMINATED HIGHWAY SIGN WITH 4 PANELS FOR BUSINESS ADVERTISING

2009

- DEMOLITION OF HOUSE ON HIGHWAY 12
- TRUCKED IN 20 SEMI LOADS OF ASPHALT GRINDING, ROLLED SMOOTH FOR PARKING LOT
- INSTALLED A NEW FURNACE FOR UNITS 1 & 2
- ROUGHED IN THE PLUMBING FOR HANDICAP ACCESSIBLE BATHROOMS IN UNITS 3 & 4
- RAN THE UNDERGROUND CABLE TO ADD A SECOND 200 AMP ELECTRICAL SERVICE.

2011

- FINISHED BATHROOMS AND OTHER IMPROVEMENTS TO BEGIN LEASING UNITS 3 & 4
- INSTALLED A DEDICATED 200 AMP ELECTRICAL SERVICE FOR UNIT 4

2018

- ASPHALTED HIGHWAY 12 PARKING LOT

2019

- INSTALLED A HYDRONIC FURNACE FOR UNITS 2 & 3

2022

- INSTALLED 18 FT WIDE GLASS COMMERCIAL GARAGE DOOR

2023

- PURCHASED NEW AIR CONDITIONING UNIT FOR UNITS 1 & 2