

SALE INCOME PRODUCING RETAIL, SERVICE, WAREHOUSE PROPERTY

3645 Union Ave Steger, IL 60475



PROPERTY DESCRIPTION

Income Producing Property
Gross Income \$120,000 annual / Net \$103,000.00 Cap Rate 8%

As of Nov 2024 Current Tenants w Leases & 90 day termination notice if Buyer is owner user.

Front Building North Section 4,300 sf **\$3,000.00 month**
+ Utilities , Auto Repair
Mid Section 6,500 sf **\$2,000.00 month** + Utilities
South Section 2,100 sf **\$1,000.00 month** + Utilities
Rear Building 7,500 sf **\$4,000month** + Utilities, Auto Works

Additional Building to North of Main Building
needs major renovations and or tear down 2,685 sf

Total Square Feet under roof between 3 Buildings 25,713 sf

Electric 200 Amp & 100 amp services / City Water & Sewer

PROPERTY HIGHLIGHTS

- 8% Cap Rate / Low Will County Taxes
- \$10,000.00 + Monthly Income
- Potential for Additional Income

OFFERING SUMMARY

Sale Price:	\$1,250,000
Number of Units:	3
Lot Size:	5.19 Acres
Building Size:	15,528 SF

DEMOGRAPHICS	0.5 MILES	1 MILE	5 MILES
Total Households	970	3,676	42,295
Total Population	2,321	9,124	111,156
Average HH Income	\$72,830	\$79,073	\$81,994

Ken Peach
(708) 764-2890



COLDWELL BANKER
COMMERCIAL
REALTY

SALE

FORMER BOAT DEALSHIP / STORAGE FACILITY

3645 Union Ave Steger, IL 60475

SALE PRICE

\$1,250,000

LOCATION INFORMATION

Building Name	Former Boat Dealship / Storage Facility
Street Address	3645 Union Ave
City, State, Zip	Steger, IL 60475
County	Will
Sub-market	Chicago South Suburb
Township	Crete
Nearest Highway	RT 1
Nearest Airport	Midway

BUILDING INFORMATION

Building Size	15,528 SF
Ceiling Height	18.9 ft
Minimum Ceiling Height	10.6 ft
Number of Floors	1
Year Built	1963

TAXES & VALUATION

Taxes 2023 payable 2024 \$16,208.00

PROPERTY INFORMATION

Property Type	Retail
Property Subtype	Street Retail
Zoning	B-3 Service -Wholesale
Lot Size	5.19 Acres
APN #	Mutiple
Lot Frontage	369 ft
Lot Depth	1000 ft

PARKING & TRANSPORTATION

UTILITIES & AMENITIES

Restrooms	3
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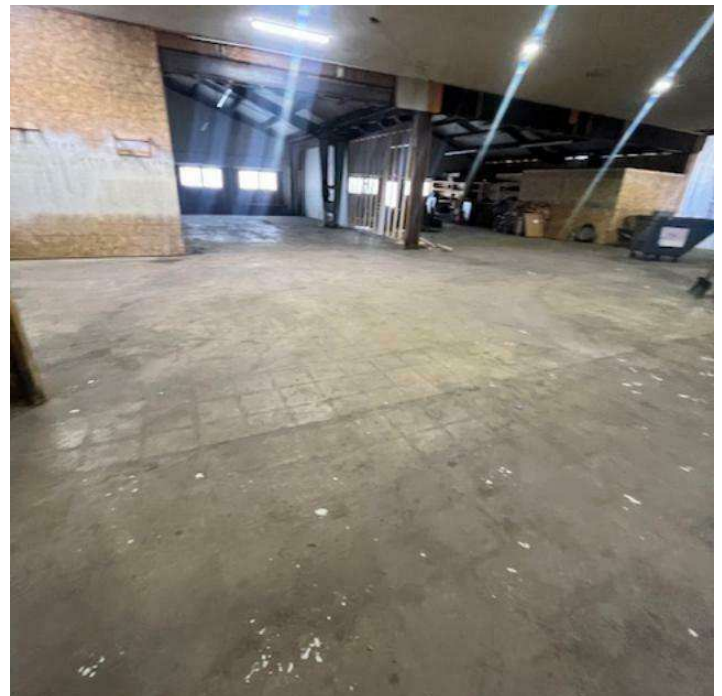


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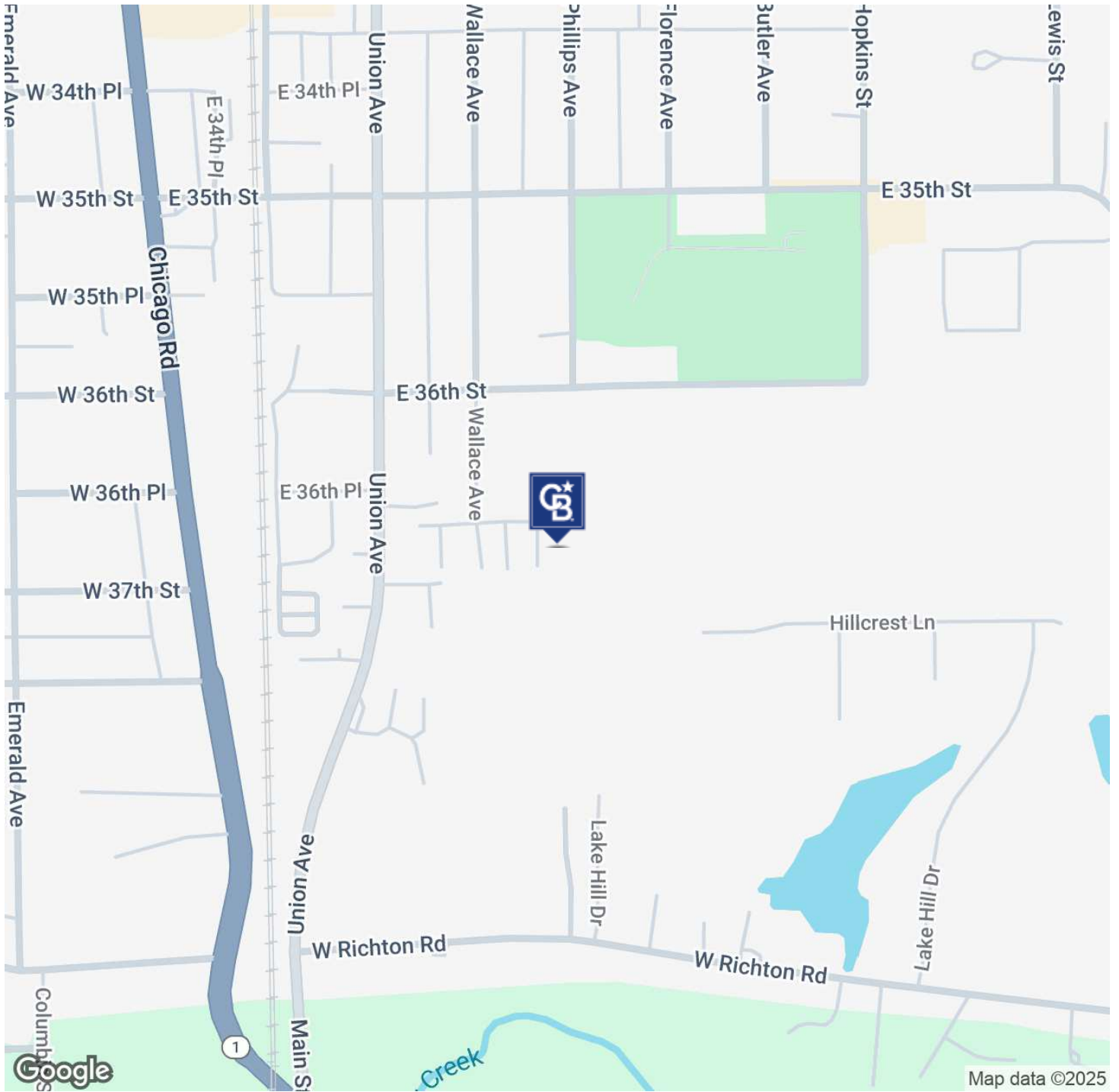


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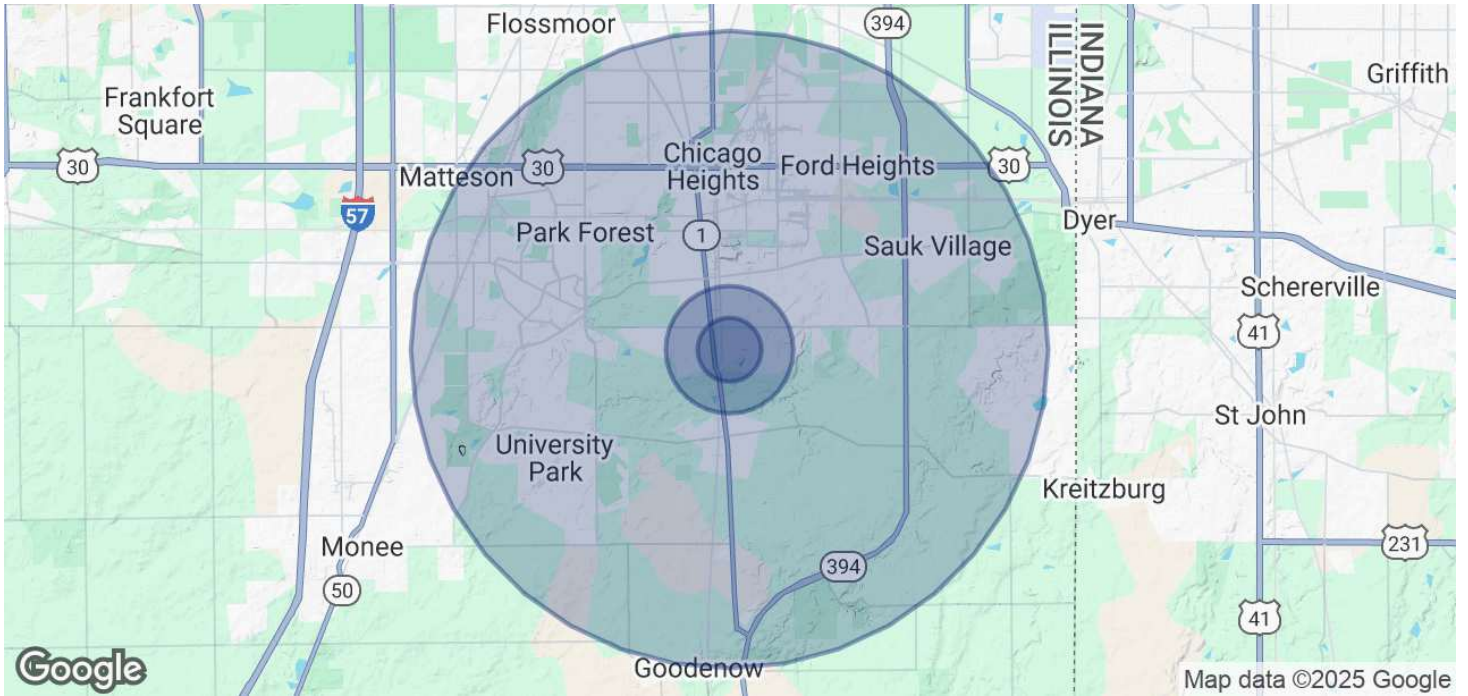


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POPULATION

	0.5 MILES	1 MILE	5 MILES
Total Population	2,321	9,124	111,156
Average Age	41	40	40
Average Age (Male)	39	39	38
Average Age (Female)	42	41	42

HOUSEHOLDS & INCOME

	0.5 MILES	1 MILE	5 MILES
Total Households	970	3,676	42,295
# of Persons per HH	2.4	2.5	2.6
Average HH Income	\$72,830	\$79,073	\$81,994
Average House Value	\$160,352	\$204,389	\$181,047

Demographics data derived from AlphaMap

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