

1951 Wiesbrook Drive

Oswego, IL 60543

AUTOMOTIVE SERVICE CENTER FOR SALE



john
green
COMMERCIAL

john green Commercial | 1311 S Route 59, Naperville, IL 60564 | 630.229.2290



OFFERING SUMMARY

Sale Price:	\$850,000
Lot Size:	1.2 Acres
Building Size:	3,452± SF
Detached Garage:	624± SF
Loading:	6 DIDs (10' x 12')
Zoning:	M-1 (Village of Oswego)
County:	Kendall
2024 Taxes:	\$7,056

Mike Waseen

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630.360.1196

The information contained herein is from sources john green Real Estate deems reliable, but is not guaranteed. This offer may be withdrawn from the market or be subject to a change in price or terms without advance notice. Seller reserves the right to reject any and all offers. Duplication is expressly prohibited. 2019

PROPERTY OVERVIEW

Opportunity knocks as the third-generation auto repair business, Shipman's Garage, enters retirement—offering a rare turnkey auto service facility in Oswego's thriving commercial corridor. Situated on a well-positioned 1.2-acre lot, the property benefits from flexible M-1 General Manufacturing zoning and high visibility from Route 30, with more than 20,000 vehicles per day, while remaining easily accessible from Kendall Point and Wiesbrook Drive.

The primary 3,452 SF service building, constructed in 1995, was thoughtfully designed for efficient, high-volume operations. The expansive shop area features six 10' x 12' service bays, energy-efficient radiant-heated concrete floors, and a functional customer reception area. All major FF&E—including lifts, tools, equipment, and parts inventory—will convey with the sale, allowing an operator to step directly into a fully equipped service environment.

A detached 624 SF garage provides additional storage capacity or potential supplemental rental income. The site includes 25 striped exterior parking spaces along with approximately 0.50 acres of undeveloped greenspace, offering optional expansion capability or outdoor storage flexibility.

This is a rare opportunity to acquire an established, purpose-built auto service facility in a high-growth market—also ideal for auto sales, body shop, fleet services, or a wide range of businesses permitted under its versatile M-1 zoning. Please do not disturb the business—call to schedule a private showing today!

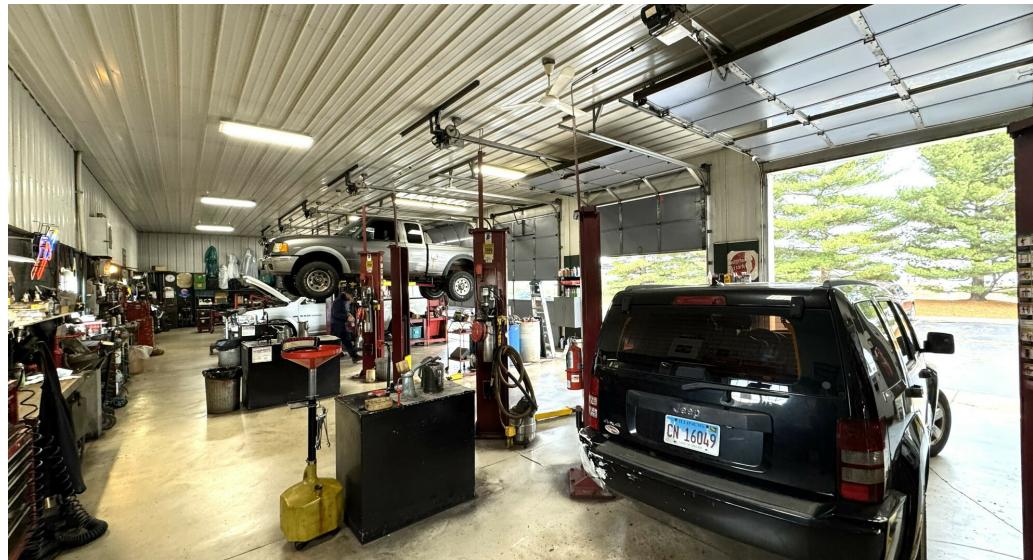
PROPERTY HIGHLIGHTS

- Turnkey auto service center with full FF&E included
- Flexible M-1 zoning supports wide range of industrial/auto uses
- 3,452± SF purpose-built shop + 624± SF detached storage garage
- 0.5 acre of available expansion/outdoor storage space
- Prime Rt 30 visibility with 20,000+ VPD exposure

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POPULATION

0.5 MILES 1 MILE 1.5 MILES

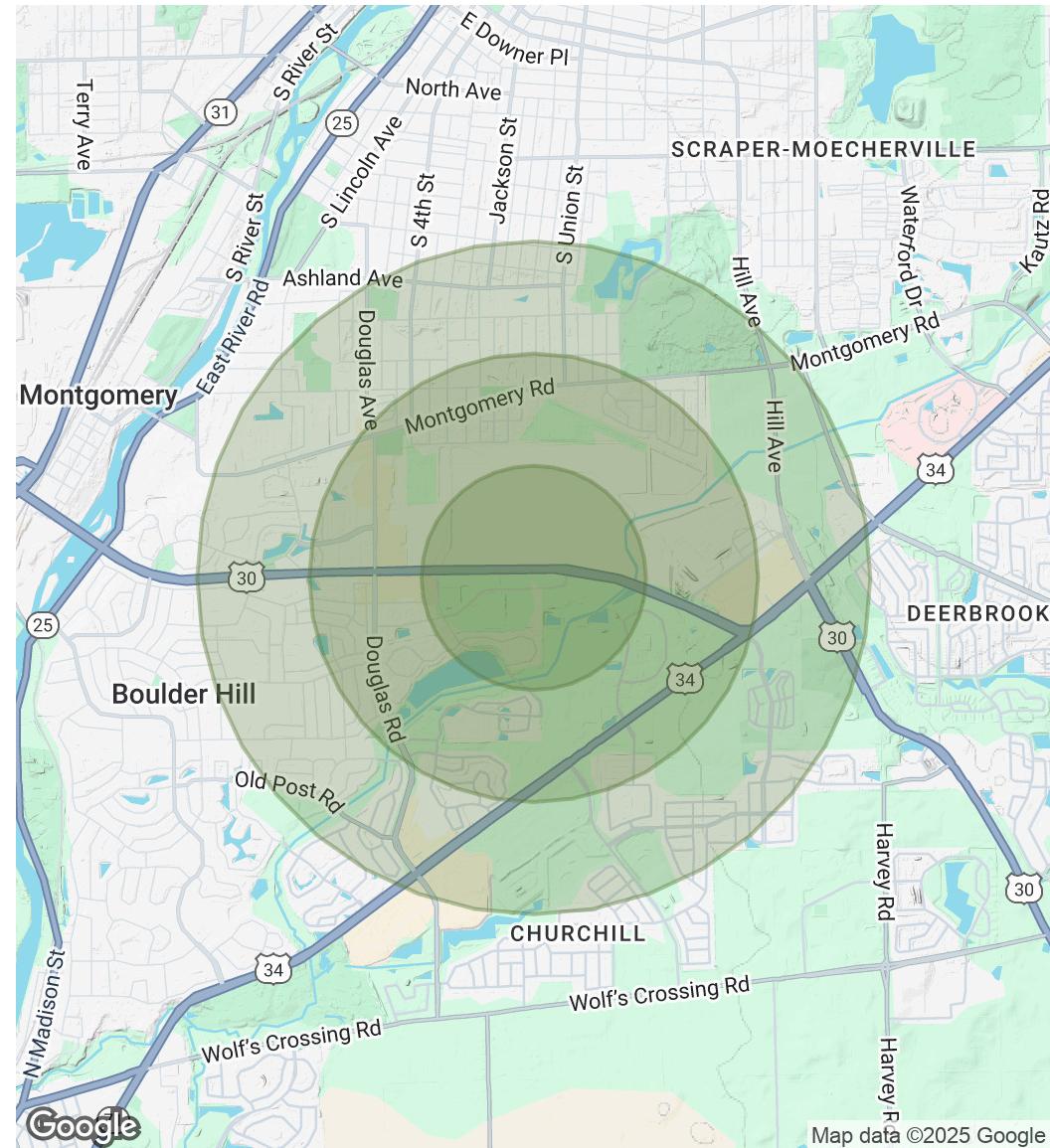
	0.5 MILES	1 MILE	1.5 MILES
Total Population	703	6,730	21,576
Average Age	37	36	36
Average Age (Male)	35	35	35
Average Age (Female)	38	37	37

HOUSEHOLDS & INCOME

0.5 MILES 1 MILE 1.5 MILES

	0.5 MILES	1 MILE	1.5 MILES
Total Households	295	2,476	7,398
# of Persons per HH	2.4	2.7	2.9
Average HH Income	\$111,223	\$99,302	\$97,921
Average House Value	\$312,719	\$272,393	\$262,570

Demographics data derived from AlphaMap



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