

SELF STORAGE INVESTMENT OPPORTUNITY

305 Front Street, McHenry, IL 60050

FOR SALE



Offered By:
Tim Billimack | Nicole Kirchberg
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Blue Chip Commercial Real Estate, 101 N. Main Street, Unit 15, Crystal Lake, IL 60014
www.bluechipcommercialre.com

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INVESTMENT SUMMARY

LIST PRICE	\$4,600,000
CURRENT NOI	\$232,000
CAP RATE	5.04%
YEAR BUILT	2014
UNITS	253
TOTAL SF	42,500 SF

BUILDING SIZES

- A. 5,000 SF
- B. 12,000 SF
- C. 14,500 SF (climate controlled)
- D. 1,400 SF
- E. 9,600 SF (climate controlled)



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PROPERTY FEATURES



PROPERTY SPECIFICATIONS

OFFERING: Self Storage Investment Opportunity

PRICING: \$4,600,000

CAP RATE: 5.04%

ACRES: 2.91 ACRES

OF UNITS: 253

OCCUPANCY: 78% Physical Occupancy

BUILDINGS:
A. 5,000 SF
B. 12,000 SF
C. 14,500 SF
D. 1,400 SF
E. 9,600 SF

CURRENT NOI: \$232,000

ZONING: C-5 (City of McHenry)

UTILITIES: Municipal Water & Sanitary

TRAFFIC COUNTS: 17,600 VPD | IL-31

TAXES: \$60,434 (2023)

Investment Highlights

- Self Storage Investment Opportunity | 2.91 Acres
- Includes 5 Total Buildings—Approximately 42,500 SF
- 195' of Frontage on IL-Route 31! Traffic Counts of 17,600 Per Day with Great Visibility
 - 253 Total Units—78% Physical Occupancy | Unit Count is Subject to Sizing Flexibility
- Potential for Remote Management | Currently not Professionally Managed—Opportunity for Upside
 - Located Among Increasing Residential and Commercial Developments Nearby
 - Ideal Location for Attracting Drive-by Customers
- Affluent Population with Average Household Income Exceeding \$100,966 Within 3 Mile Radius

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EXISTING SITE



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Demographics

McHenry	1-Mile	3-Miles	5-Miles
2024 Total Population	7,123	34,480	65,699
2024 Total Households	2,873	13,480	25,552
Average HH Income	\$91,310	\$100,966	\$108,284



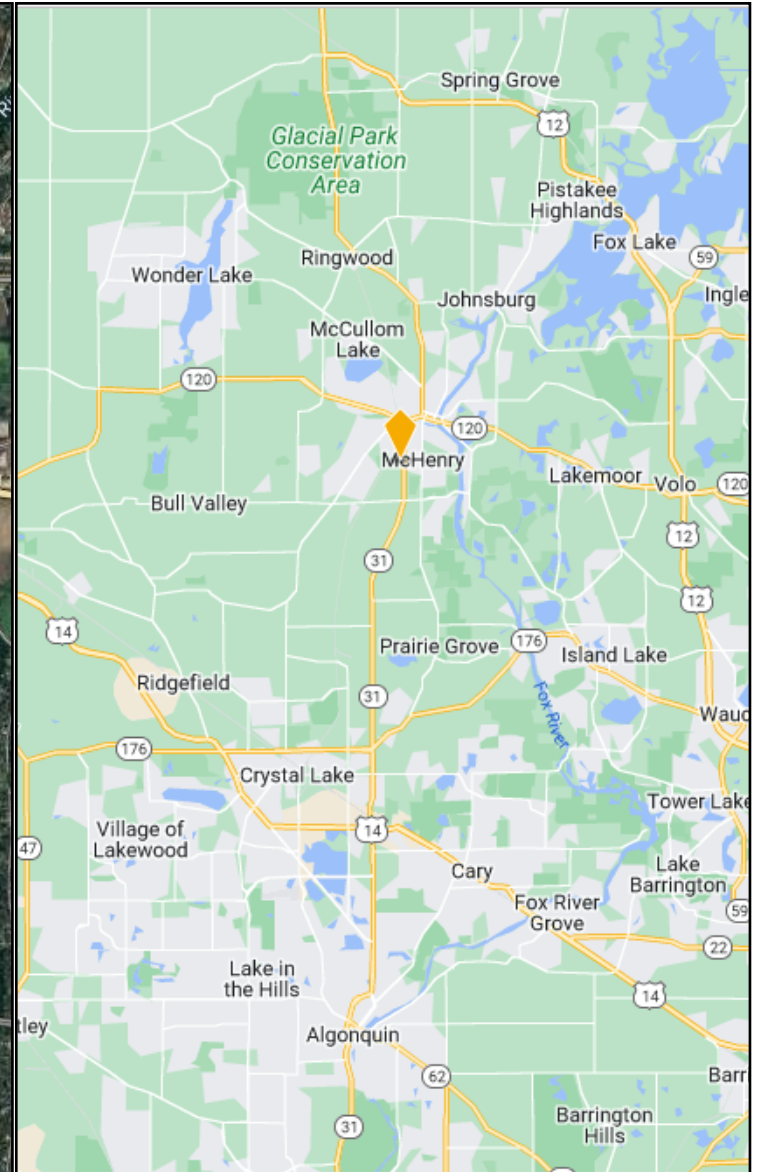
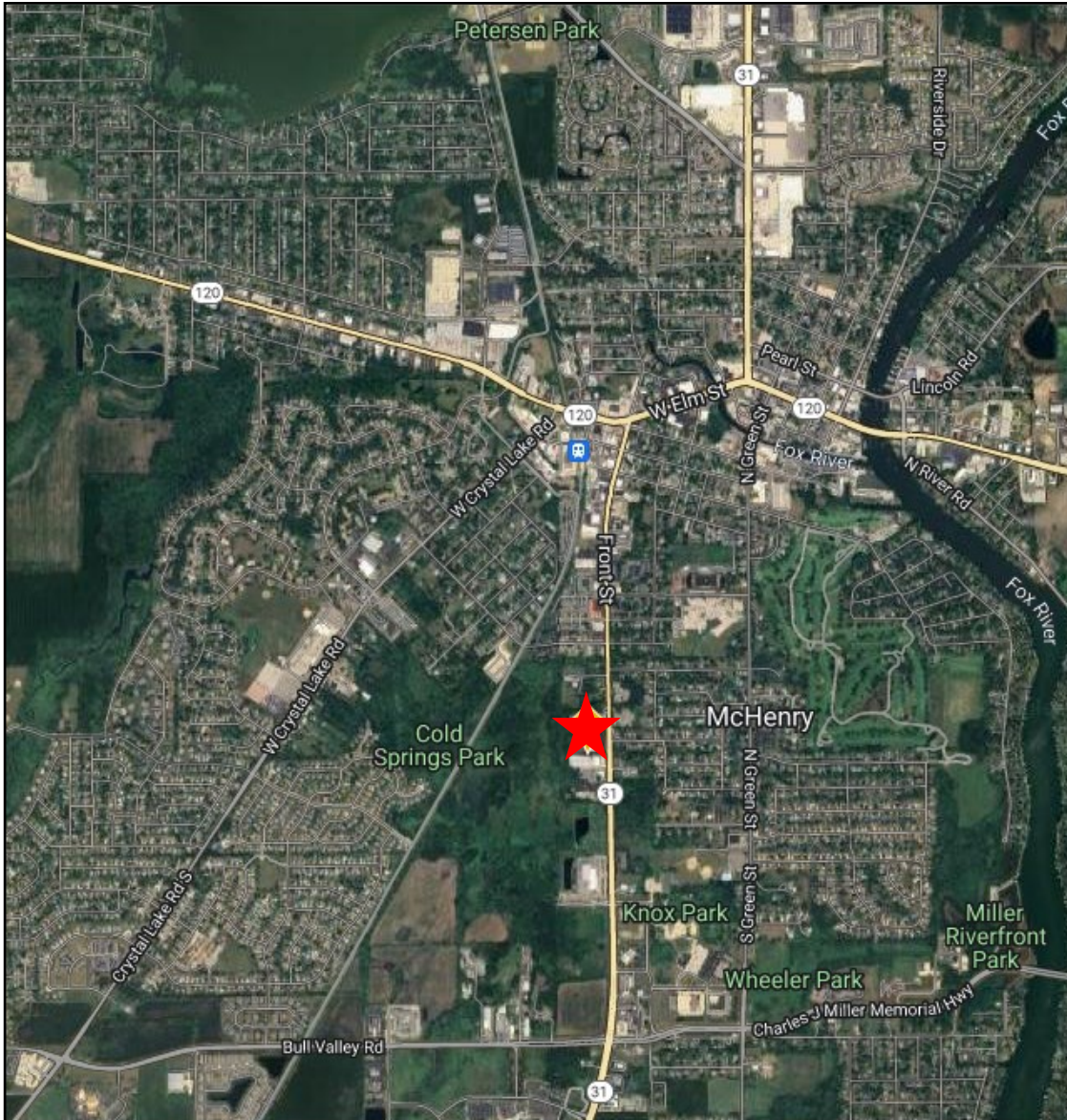
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STREET MAP



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