

9001-03 US Highway 12
Richmond, IL 60071

For Sale

MLS #12161544

INVESTMENT



2 UNIT FULLY LEASED INVESTMENT

REDUCED: \$435,000

FULLY LEASED INVESTMENT OPPORTUNITY
2-UNIT, 4,000 SF AUTO CENTER
Potential for User/Investor

100% leased 4,000 SF 2-unit automotive building with long leases thru 2029. Pete's Paint Works & Medina Cars are both long term tenants (since 1986 and 2016).

All masonry building on US Highway 12. Pete's Paint address is 9001 and Medina Cars is 9003. (*) Medina expires 2026 with an option to renew thru 2029.

Original building built in 1959 with additions. New Membrane roof and overhead doors. New parking lot 2023.

User/Investor Potential: Auto Body Tenant will move out for a buyer who needs his 2,800 SF space.

10.57% CAP rate. Ask broker for rent roll and operating statement. Owner is a licensed Illinois Broker.

Specifications

Land Size:	.90 AC (39,089 SF)
Year Built:	1959
HVAC System:	GFA
Electrical:	200 AMP
Washrooms:	2 (1 Per Unit)
Ceiling Height:	9.25 - 10 ft
Parking:	40-50 Cars
Sewer/Water:	City
Zoning:	GB (General Business)
Taxes:	\$7,606.52 (2023)
CAP Rate & NOI:	10.57% CAP NOI: \$45,977
PIN #:	04-21-100-011

[CLICK HERE TO VIEW OUR WEBSITE](#)

No warranty or representation is made as to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice. This document is for information purposes only. No offer of sub-agency is being made.



www.PremierCommercialRealty.com | 847.854.2300 | 9225 S. Route 31, Lake in the Hills, IL 60156

Senior Broker
Bruce Kaplan
BruceK@PremierCommercialRealty.com
O: 847.854.2300 x20 C: 847.507.1759

