

AVAILABLE:
Roselle Car Care Clinic
20,655 SF on 2.9 Acres

For Sale

Investment Opportunity

✓ **Fully Leased**

1046-1070 Lake Street
Roselle, IL



BUILDING SIZE:	20,655 SF
OFFICE:	10%
LOT SIZE:	2.49 ACRES
CEILING:	14' CLEAR
LOADING:	5 DRIVE-INS
POWER:	400 AMPS
PARKING:	51 CARS
AGE:	1990
ZONING:	B-5
NOI:	\$228,419
TAXES:	\$39,191
SALE PRICE:	\$2,800,000

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➤ **Ian Pattison**
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 **entrecommercial.com**

✓ **Motivated Seller**

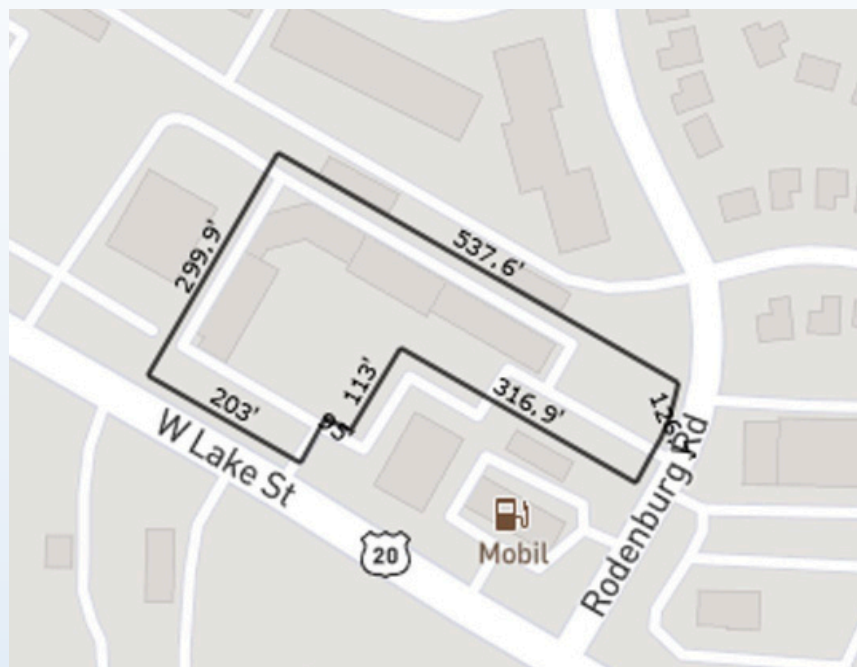
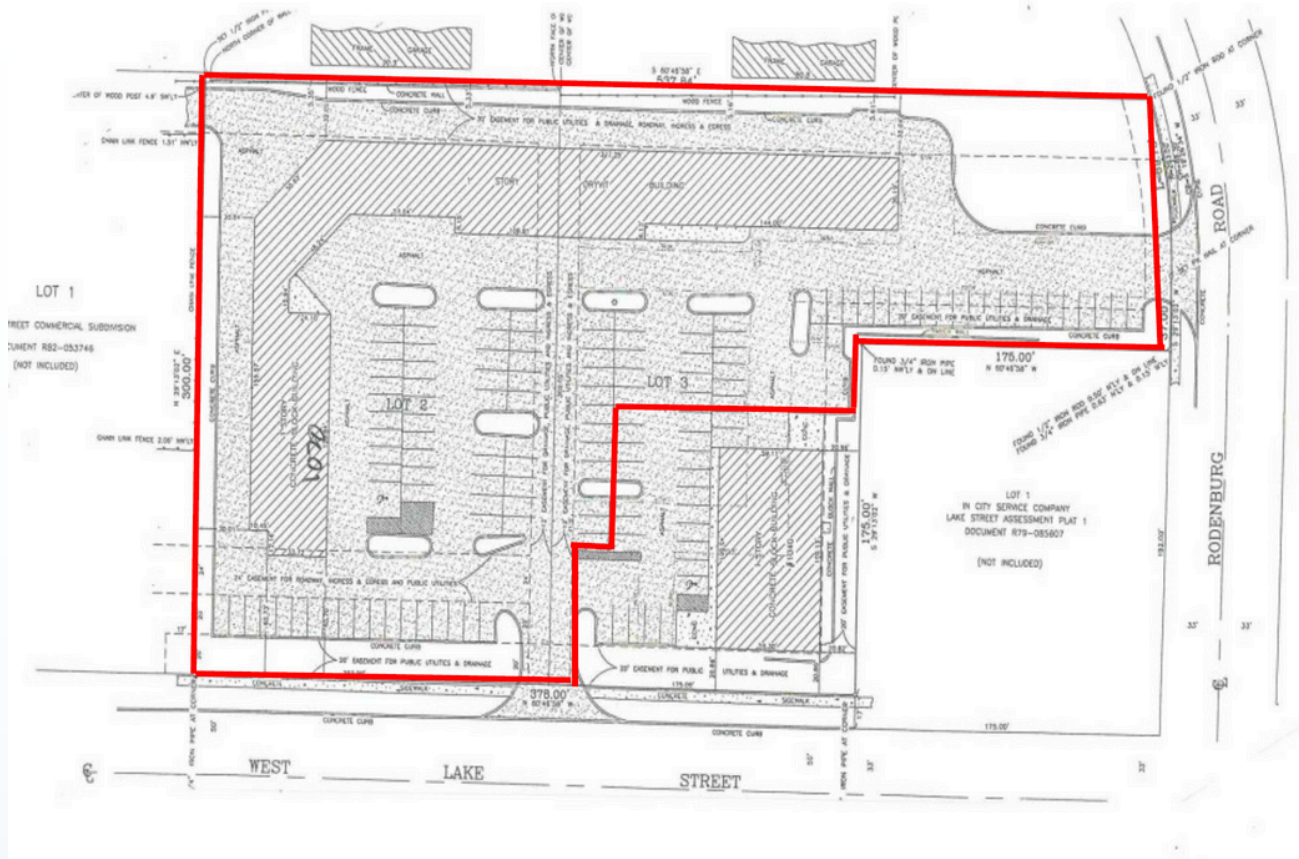
✓ **Weighted Average
Lease term of 7 years**

✓ **Adjacent to Napa Auto
Parts**

ENTRE
Commercial Realty LLC

The information contained herein is from sources deemed reliable but is submitted subject to errors, omissions and to change of price or terms without notice.

Site Plan



Property Photos



Rent Roll

ADDRESS & UNIT NUMBER	TENANT	MONTHLY RENT	LEASE EXPIRATION	RENT DUE DATE	SQUARE FEET	RENT PER SF
1070 Lake St.	Dynamo LLC	\$6,500.00	8/31/2026	1st	4,793	\$16.27
1064 Lake St.	Garage 2	\$2,600.00	10/31/2027	1st	2,582	\$12.08
1060 Lake St.	Bodyworks	\$4,350.00	9/30/2028	1st	4,263	\$12.24
1058 Lake St.	Fox Auto	\$3,600.00	10/31/2027	1st	2,500	\$17.28
1054 Lake St.	B&K Auto	\$3,417.55	12/31/2030	1st	2,653	\$15.46
1050 Lake St.	Gun Dr.	\$1,800.00	3/1/2027	1st	1,563	\$13.82
1046 Lake St.	JET Auto	\$2,700.00	12/31/2027	1st	1,700	\$19.06
TOTALS:		\$24,967.55			20,054	

EXPENSES			
Real Estate Taxes	\$39,191	\$24,967	MONTHLY RENT
Insurance	\$17,000	X 12	
Utilities/Operating Expenses	\$15,000	\$299,610	GROSS ANNUAL INCOME
TOTALS:	\$71,191	\$228,419	NET ANNUAL INCOME



Local Map

1046-1070 Lake Street
Roselle, IL



**24 Miles to
O'Hare Intl.
Airport**



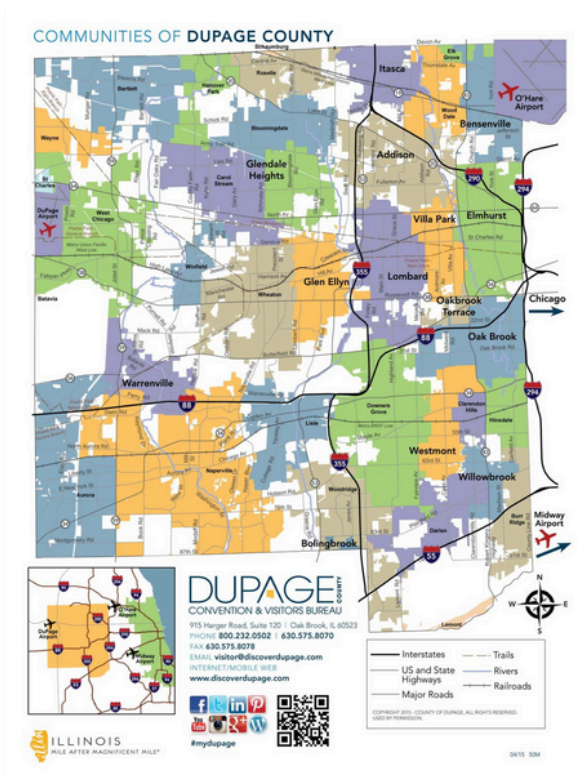
**Proximity
to I-355/
I-290**



**Skilled
Labor
Force**



Location



DuPage County

Located just west of Chicago, DuPage County sits at the heart of the bustling Chicagoland region, offering unmatched access to major highways, international airports, and a highly skilled labor force. Known for its strong economic base, modern infrastructure, and business-friendly environment, DuPage County provides companies with robust utilities, established corporate corridors, and thriving mixed-use districts. With a well-educated workforce and a diverse range of industries, DuPage continues to support innovative, growing, and globally connected businesses.



Diverse Industry Mix

A balanced economy supports corporate headquarters, technology firms, manufacturing, logistics, and professional services—fueling long-term stability and growth.



Educated Workforce

A highly skilled, well-educated talent pool draws from top universities and training programs, giving employers a workforce ready for modern industries.



Extensive Transportation

With major interstates, commuter rail, and nearby air travel, the region offers exceptional connectivity for moving people and goods efficiently.



Varied Housing Options

From lively downtown areas to quiet suburban neighborhoods, the region offers housing choices to fit every lifestyle and budget.



Excellent Quality of Life

Known for parks, cultural attractions, and strong schools, the area provides a welcoming environment with outstanding community amenities.



Reliable Utilities

Modern infrastructure and dependable providers ensure consistent utility performance and capacity for future growth.



Medical and Healthcare Facilities

Leading hospitals, specialty clinics, and strong healthcare networks provide high-quality care and advanced medical services.



Business Friendly Communities

Local governments support economic development with streamlined permitting, pro-growth policies, and a collaborative business environment.



Exclusively
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