



RARE 2% ANNUAL INCREASES



1-290 & 1-294  
±284,000 VPD



OFFERED  
EXCLUSIVELY BY:

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# Take 5 Oil Change

31 W NORTH AVENUE | NORTHLAKE, IL

PRICE  
\$1,024,390

CAP  
6.15%



**GUARANTY FROM  
EXPERIENCED MULTI-UNIT  
OPERATOR**

Welms Group Holdings, LLC is a privately held company with a proven track record of operating 7+ successful locations across Chicagoland.



**15+ YEAR  
GROUND LEASE**

Take 5 is operating under a brand new long term ground lease with 15.5 years remaining and zero landlord responsibilities.



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