

For Sale

Single Tenant Industrial Property

LENDER
OWNED



565 E 170th Street
South Holland, Illinois

Confidential offering memorandum

**AVISON
YOUNG**



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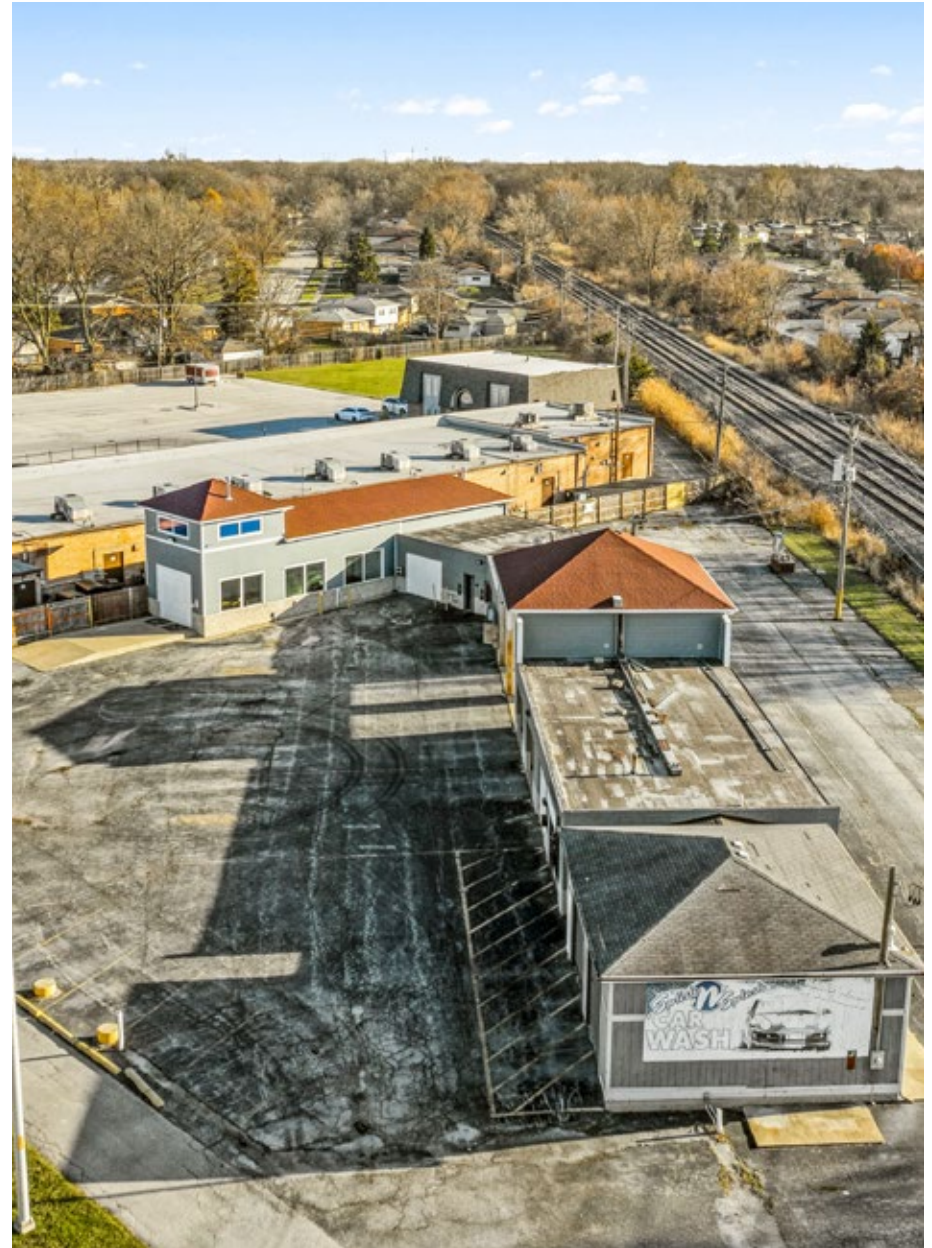
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**±4,920 SF former
car wash. Excellent
redevelopment
opportunity!**

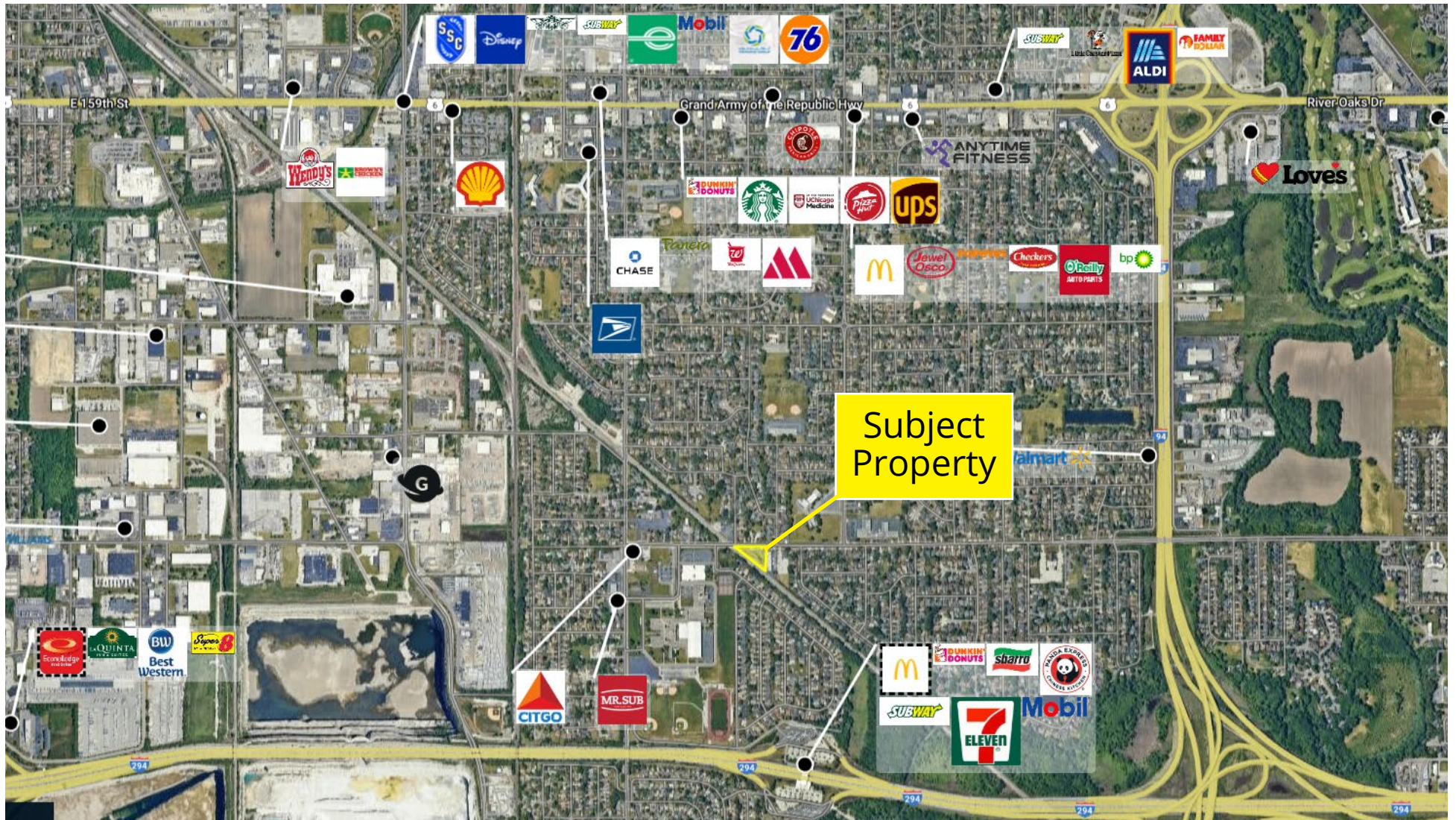
Investment summary

Overview

Avison Young is pleased to present the opportunity to acquire the ±4,920 SF former car wash located at 565 East 170th Street in South Holland, Illinois. The subject property was a self-service car wash from which the equipment has been removed. It features numerous bays, presenting an excellent opportunity to redevelop into an Auto Repair or another Auto use. The property is lender-owned. Contact brokers for more information!

Highlights

- ±4,920 SF former self-service car wash
- Located two blocks from Unity Christian Academy and McKinley Elementary School, offering the opportunity to capture pick up/drop off traffic
- Close proximity to Interstate 294 and 94
- Property is lender-owned
- South Holland is situated just 23 miles from the heart of Chicago





Offering summary

\$499,000

Offering price



Building Price/SF:
\$101.42



Land Price/SF:
\$13.05



Address:
565 E 170th St.



City:
South Holland, IL



Building Area:
±4,920 SF



Land Area:
±38,250 SF



Property Type:
Industrial



Year Built:
1994



APN:
29-27-204-021



Zoning:
Commercial



**LENDER
OWNED**

Location overview

Demographics (3 mile radius)

10,880

Population

3,944

Households

3,018

Daytime employees

\$88,567

Average household income

85%

Owner occupied

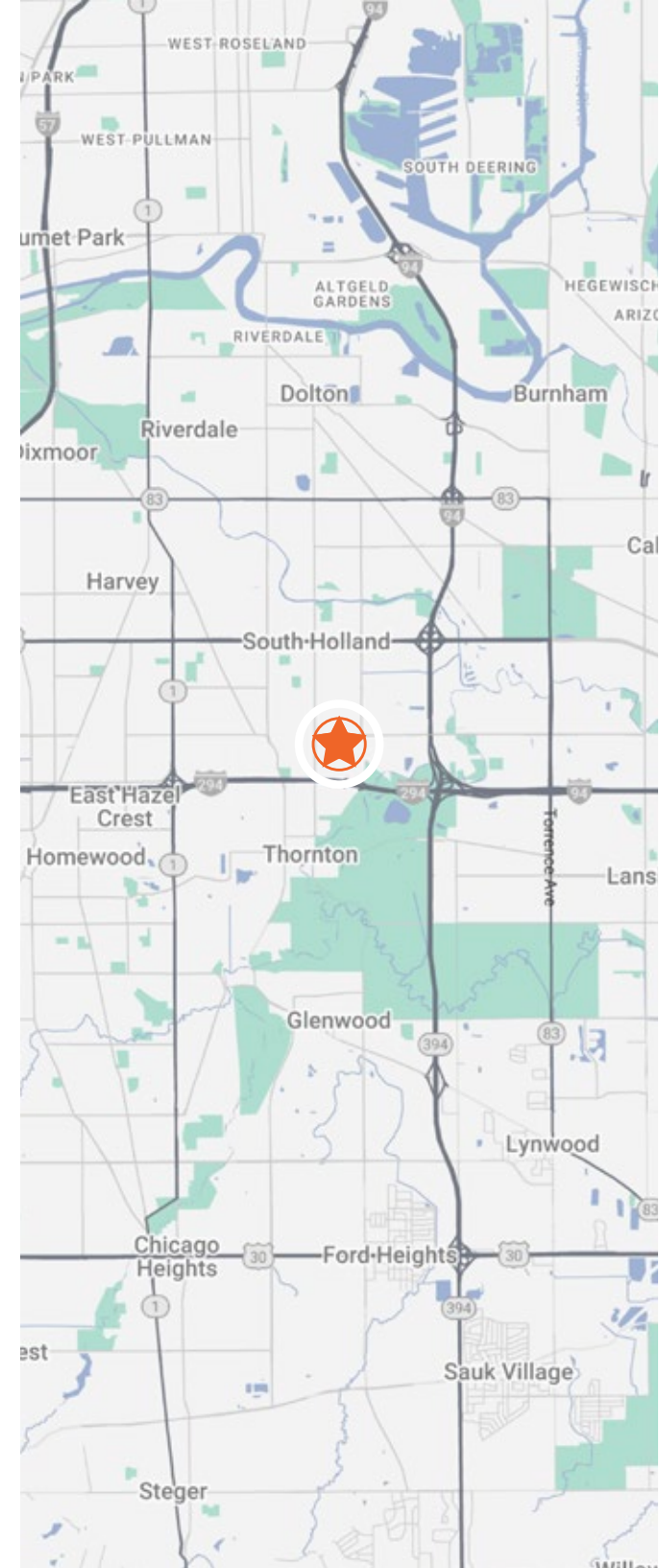
347

Daytime businesses

About South Holland, Illinois

South Holland is a village and south suburb of Chicago in Cook County, Illinois, United States, within Thornton Township. The Village of South Holland is a family-focused community with a heritage of faith and a commitment to future growth. What makes the Village of South Holland such a wonderful place to work and live? Over 22,000 residents with incomes, home values and educational attainment all above state averages. Transportation easily accessible to Chicago (3 miles) and Northwest Indiana (2 miles). Over 900 businesses with approximately 20,000 employees. The village offers a business friendly environment with great transportation access and the strong community values. They proactively promote commercial business which has helped spur business partners to invest and re-invest in South Holland. Several food, health care, commercial banking and various other commercial businesses have brought significant new development. Manufacturing companies like Rupari Foods, Carl Buddig, and Ed Miniat have invested over \$100 million in expansion in the Village over the past few years.

https://www.southholland.org/departments/community_development/economic_development/index.php







Confidential information and disclaimer

Contacts and confidentiality

Avison Young (“Agent”) has been engaged by Ownership (“Seller”) as the exclusive agent for the sale of (the Property”).

The Property is being offered for sale in an “as-is, where-is” condition and Seller and Agent make no representations or warranties as to the accuracy of the information contained in this Offering Memorandum. The enclosed materials include highly confidential information and are being furnished solely for the purpose of review by prospective purchasers of the interest described herein. Neither the enclosed materials nor any information contained herein is to be used for any other purpose or made available to any other person without the express written consent of the Seller. Each recipient, as a prerequisite to receiving the enclosed, should be registered with Avison Young as a “Registered Potential Investor” or as “Buyer’s Agent” for an identified “Registered Potential Investor”. The use of this Offering Memorandum and the information provided herein is subject to the terms, provisions and limitations of the confidentiality agreement furnished by Agent prior to delivery of this Offering Memorandum.

The enclosed materials are being provided solely to facilitate the prospective investor’s own due diligence, for which it shall be fully and solely responsible. The material contained herein is based on information and sources deemed to be reliable, but no representation or warranty, express or implied, is being made by Agent or Seller or any of their respective representatives, affiliates, officers, employees, shareholders, partners and directors, as to the accuracy or completeness of the information contained herein. Summaries contained herein any legal or other documents are not intended to be comprehensive statements of the terms of such documents, but rather only outlines of some of the principal provisions contained therein. Neither the Agent nor the Seller shall have any liability

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Seller reserves the right, at its sole and absolute discretion, to withdraw the Property from being marketed for sale at any time and for any reason. Seller and Agent each expressly reserves the right at their sole and absolute discretion, to reject any and all expressions of interest or offers regarding the Property and/or to terminate discussions with any entity at any time, with or without notice. This offering is made subject to omissions, correction of errors, change of price or other terms, prior sale or withdrawal from the market without notice. Agent is not authorized to make any representations or agreements on behalf of Seller. Seller shall have no legal commitment or obligation to any interested party reviewing the enclosed materials, performing additional investigation and/or making an offer to purchase the Property unless and until a binding written agreement for the purchase of the Property has been fully executed, delivered, and approved by owner and any conditions to owner’s obligations there under have been satisfied or waived.

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