8 Residential Units & Print Shop

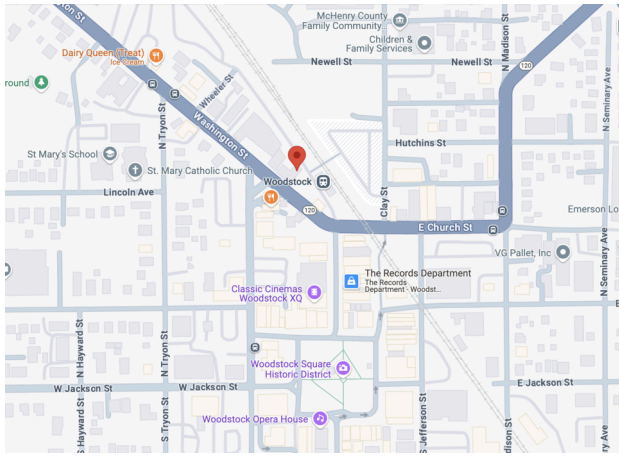
130 Washington St, Woodstock , IL

For Sale

130 Washington Street, Woodstock

Asking Price $1,049,000

- **7,054 sf building**
- **8- 1 bed/1 bath residential units**
- **1 print shop (commercial unit)**
- **Proforma shows 7.8% CAP**
- **100% Leased**
- **Shared Laundry & storage area**
- **Includes 3,485 sf parking lot**
- **NOI $81,787**
- **Gross income $113,100**
- **2024 Taxes $20,393**
- **PINS 13-05-304-007 & 13-05-404-008**
- **Zoning B3 Building, B2C Parking Lot**
- **Separate gas & electric meters**
- **Located in Enterprise Zone & TIF District**



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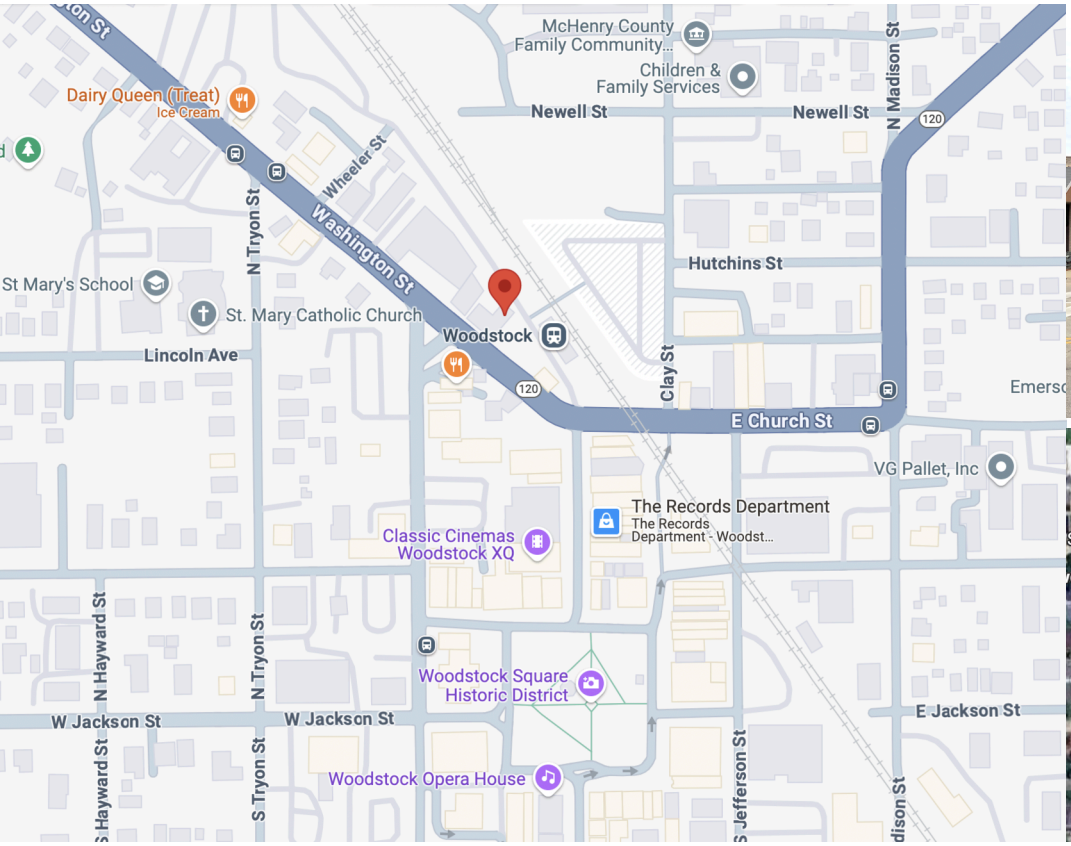

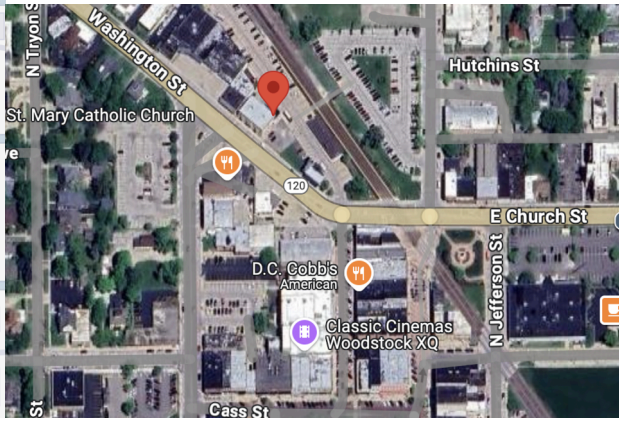

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Downtown Woodstock Investment Opportunity- 8 Residential Units, Commercial Space & Vacant Lot with 7.8% CAP Rate. A unique and lucrative investment property in the heart of downtown Woodstock, offering a rare combination of immediate rental income, significant tax incentives, and future development potential. This solid brick, multi-family and commercial building, located just off the historic Woodstock Square and steps from the Metra train station. Tenants enjoy the convenience of exterior parking, shared laundry facilities, and a dedicated storage area. Located in TIF district & Enterprise Zone.

Megan Liebetrau, ABR CSC
Licensed Real Estate Broker
815.919.8348
mlieb@starckre.com
newhomewithmegan.com

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Berkshire Hathaway HomeServices Starck Real Estate
112 Cass St. Woodstock, IL 60098

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