

# 8 Residential Units & Print Shop

130 Washington St, Woodstock, IL

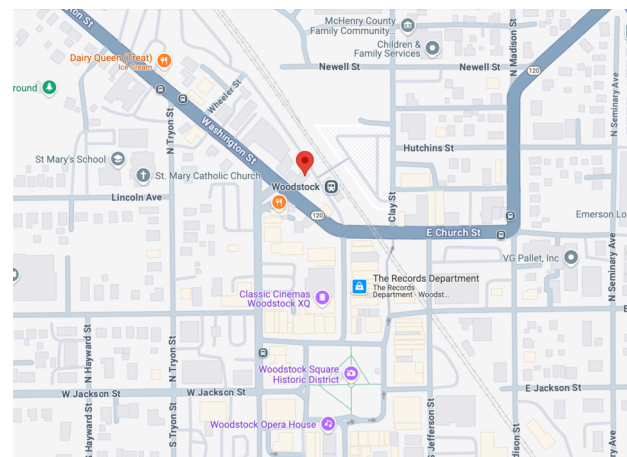
# For Sale



130 Washington Street, Woodstock

Asking Price \$1,099,000

- **7,054 sf building**
- **8- 1 bed/1 bath residential units**
- **1 print shop (commercial unit)**
- **Proforma shows 7% CAP Summer 2025**
- **100% Leased**
- **Shared Laundry & storage area**
- **Includes 3,485 sf parking lot**
- **NOI \$36,168**
- **Gross income \$71,700**
- **2023 Taxes \$19,432**
- **PINS 13-05-304-007 & 13-05-404-008**
- **Zoning B3 Building, B2C Parking Lot**
- **Separate gas & electric meters**



**BERKSHIRE  
HATHAWAY**  
HOMESERVICES

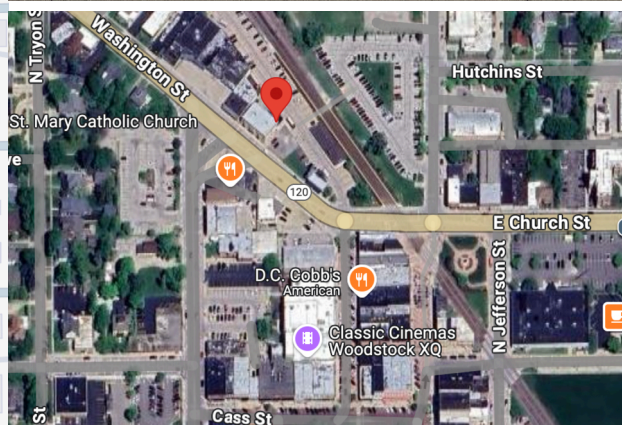
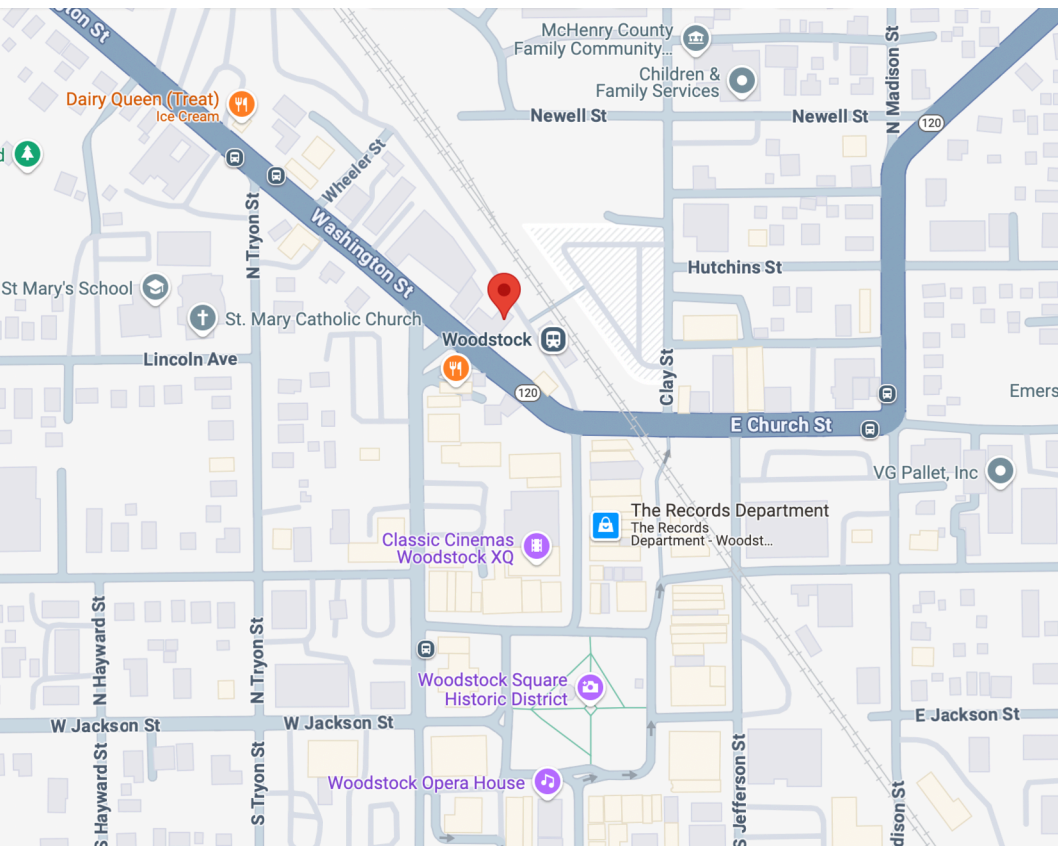
STARCK  
REAL ESTATE  
COMMERCIAL



# 8 Residential Units & Print Shop

130 Washington St, Woodstock, IL

# For Sale



130 Washington Street, Woodstock

Asking Price \$1,099,000

Eight residential units, a commercial print shop & vacant lot. All units are occupied. All residential units are 1 bed, 1 bath. Great location- just off the Woodstock Square & by the Woodstock Metra Station. Many long-term tenants. Nothing to do but come in and collect rent,



**Megan Liebetau, CSC**

Licensed Real Estate Broker

815.919.8348

[mlieb@starckre.com](mailto:mlieb@starckre.com)

[newhomewithmegan.com](http://newhomewithmegan.com)

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

©2024 BHH Affiliates, LLC. Real Estate Brokerage Services are offered through the network member franchisees of BHH Affiliates, LLC. Most franchisees are independently owned and operated. Berkshire Hathaway HomeServices and the Berkshire Hathaway HomeServices symbol are registered service marks of Columbia Insurance Company, a Berkshire Hathaway affiliate. Information not verified or guaranteed. If your property is currently listed with a Broker, this is not intended as a solicitation. Equal Housing Opportunity.

**BERKSHIRE  
HATHAWAY**  
HOMESERVICES

STARCK  
REAL ESTATE

COMMERCIAL