

# 1745 S Eastwood Drive

## Woodstock

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**PRESENTED BY JOSH BROWN**  
815.790.9503 | [jmb@StarckRE.com](mailto:jmb@StarckRE.com)



# Welcome to 1745 S Eastwood Drive

All brick 3100 sf free-standing building near the corner of Route 14 and Route 47. Former Bank, the building was converted to a chapel / Ball room. Spacious building has its main room, private office and bathroom. 2 public bathrooms, large front area, public kitchen and eating / entertainment area, additional large outside area under roof. 32 parking spots. The buildout done has everything to ADA standards. This property and location could be used for a variety of business uses.















 Virtual Tour

#### Retail/Stores

Status: **NEW**  
Area: **98**  
Address: **1745 S Eastwood Dr , Woodstock, IL 60098**  
Directions: **From RT14 = N on RT47 = First Right to PIQ**  
Closed Date:  
Off Mkt Date:  
Township: **Dorr**  
Zoning Type: **Commercial**  
Actual Zoning: **B3**  
Subtype: **Other**  
Lot Dimensions: **225X240X252X320**  
Apx. Tot. Bldg SF: **3100**  
Land Sq Ft: **68000**  
Net Rentable Area:

MLS #: **12279117**  
List Date: **01/28/2025**  
List Dt Rec: **01/29/2025**  
List Price: **\$730,000**  
Orig List Price: **\$730,000**  
Sold Price:  
Lst. Mkt. Time: **2**  
Contract:  
Concessions:  
Unincorporated: **No**  
Subdivision:  
Year Built: **1998**  
Relist:  
List Price Per SF: **\$235.48**  
Sold Price Per SF: **\$0**  
Lot Size Source:  
# Stories: **1**  
Gross Rentbl. Area:  
# Tenants:  
Estimated Cam/Sf:

Rented Price:  
Lease Price SF/Y:  
Mthly. Rnt. Price:  
CTGF:  
County: **McHenry**  
PIN #: **1316101034**  
Multiple PINs: **No**  
Min Rentbl. SF: **0**  
Max Rentbl. SF: **0**  
# Units: **1**  
Unit SF: **3100**  
Lease Type:  
Est Tax per SF/Y:

Remarks: **All brick 3100 sf free-standing building near the corner of Route 14 and Route 47. Former Bank, the building was converted to a chapel / Ball room. Spacious building has its main room, private office and bathroom. 2 public bathrooms, large front area, public kitchen and eating / entertainment area, additional large outside area under roof. 32 parking spots. The buildout done has everything to ADA standards. This property and location could be used for a variety of business uses.**

Frontage Acc: **City Street**  
Current Use: **Commercial**  
Known Encumbrances:  
Location:  
# Drive in Doors: **0**  
# Trailer Docks: **0**  
Ceiling Height:

Construction: **Brick, Steel**  
Exterior: **Brick**  
Foundation: **Concrete**  
Roof Structure: **Gable**  
Roof Coverings: **Shingle Composition, Asphalt**  
Docks:  
# Parking Spaces: **32**  
Indoor Parking:  
Outdoor Parking: **31-50 Spaces**  
Parking Ratio:  
Extra Storage Space Available:  
Misc. Inside: **Air Conditioning, Common Meeting Room(s), Accessible Entrance, Accessible Washroom/s, Public Restroom(s)**  
Floor Finish: **Carpet, Tile**

Air Conditioning: **Central Air**  
Electricity: **101-200 Amps**  
Heat/Ventilation: **Central Bldg Heat, Forced Air, Gas**  
Fire Protection: **Fire Extinguisher/s, None**  
Water Drainage: **Storm Sewers**  
Utilities To Site: **Electric to Site, Gas to Site, Water-Municipal, Sewer-Public**  
Tenant Pays:  
HERS Index Score:  
Green Disc:  
Green Rating Source:  
Green Feats:  
Backup Info:  
Sale Terms:  
Possession: **Closing**

#### Financial Information

Gross Rental Income:  
Annual Net Operating Income: **\$0**  
Real Estate Taxes: **\$21,397**  
Tax Year: **2023**  
Special Assessments: **No**  
Fuel Expense (\$/src): **/**  
Trash Expense (\$/src): **/**

Individual Spaces (Y/N):  
Total Income/Month:  
Net Operating Income Year:  
Total Annual Expenses:  
Expense Source:  
Frequency: **Not Applicable**  
Electricity Expense (\$/src): **/**  
Insurance Expense (\$/src): **/**

Total Building (Y/N):  
Total Income/Annual:  
Cap Rate:  
Expense Year:  
Loss Factor:  
Water Expense (\$/src): **/**  
Other Expense (\$/src): **/**

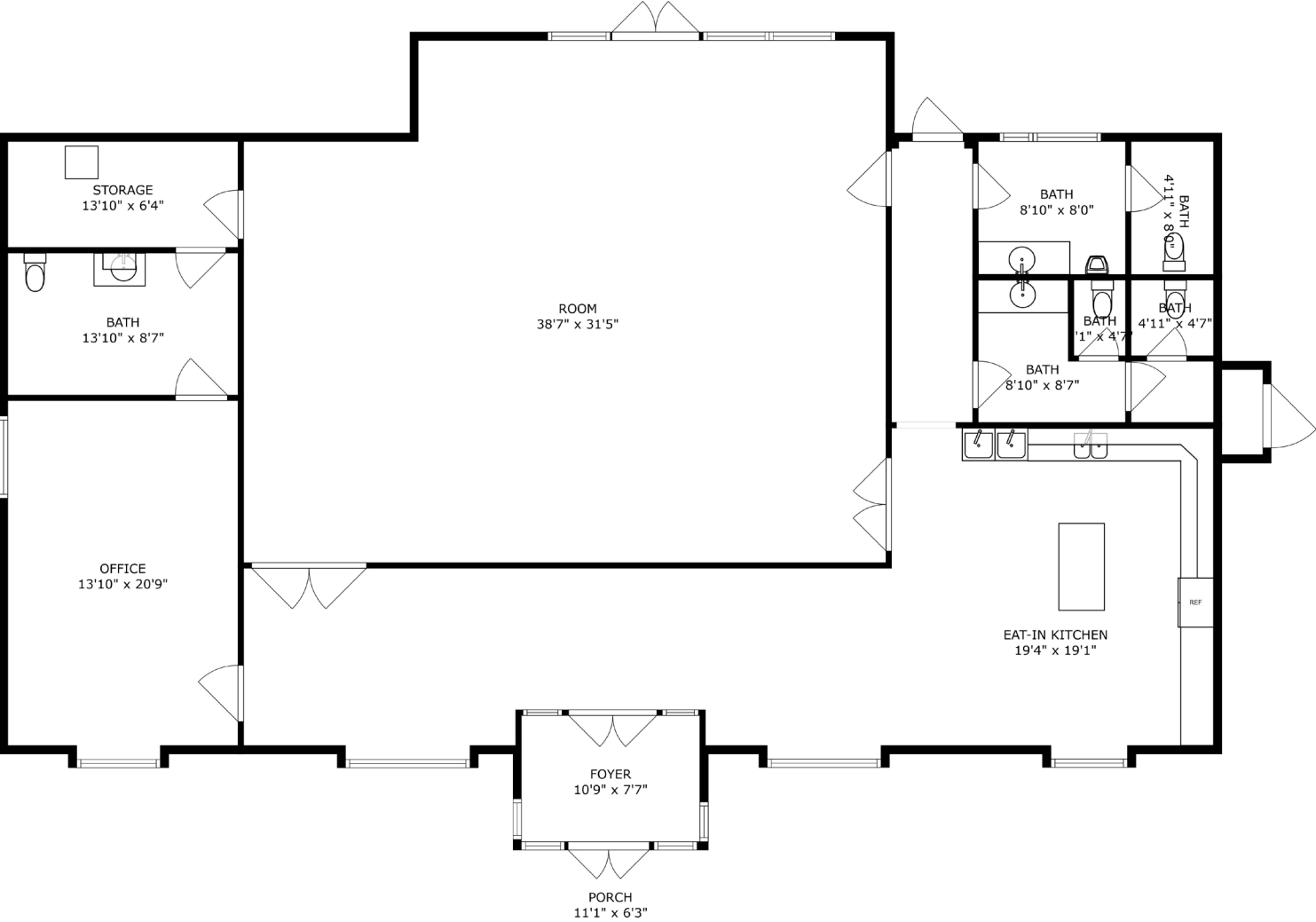
#### Operating Expense Includes:

Broker: **Berkshire Hathaway HomeServices Starck Real Estate (5350) / (815) 338-7111**  
List Broker: **Josh Brown (55746) / (815) 790-9503 / jmb@starckre.com**  
CoList Broker:

More Agent Contact Info:

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NOTICE: Many properties contain recording devices, and buyers should be aware that they may be recorded during a showing.







# YOUR REAL ESTATE PROFESSIONAL



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## SERVICES PROVIDED

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