

# 1745 S Eastwood Drive

## Woodstock

BERKSHIRE  
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REAL ESTATE



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 / entreatment 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 Price: **\$730,000**

List Dt Rec: **01/29/2025**

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): **/**

Operating Expense Includes:

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): **/**

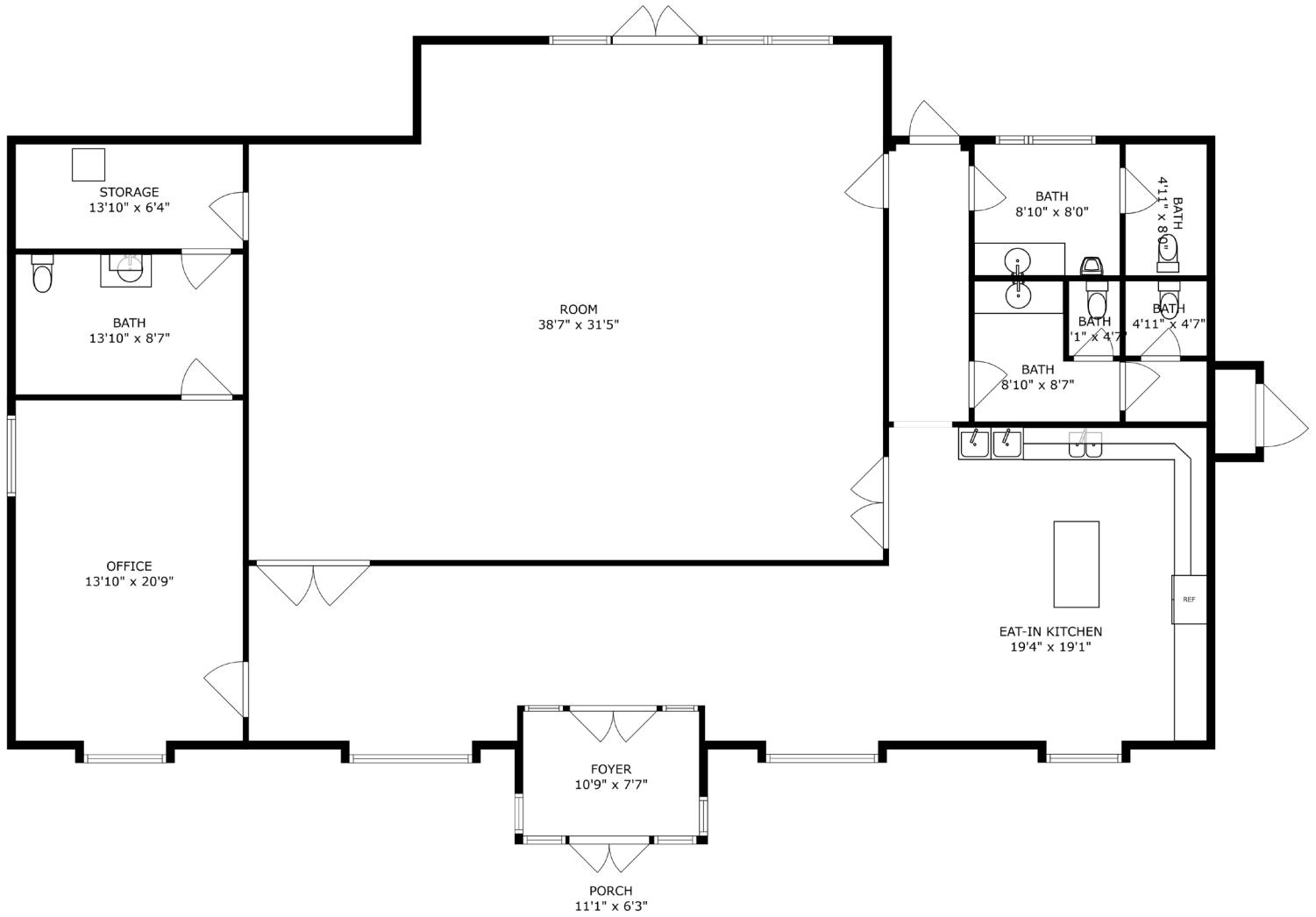
Broker: **Berkshire Hathaway HomeServices Starck Real Estate (5350) / (815) 338-7111**

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.



SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

# YOUR REAL ESTATE PROFESSIONAL



## Josh Brown

Real Estate Broker

Mobile: 815.790.9503

Direct: 815.334.2613

jmb@StarckRE.com

JoshBrownRealEstate.com

[facebook.com/joshmbrownrealestate](https://facebook.com/joshmbrownrealestate)

## SERVICES PROVIDED

**Selling • Buying • Property Consulting**

**Pricing, Condition, & Marketing of the Property**

**Multi Family/Investment • Inherited Property/Estates • Farmland/Homes**

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**Josh Brown**  
Broker  
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jmb@StarckRE.com  
joshbrownrealestate.com



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