



Bus / Bus w/Real MLS #: **12020183** List Price: **\$1,900,000**
Est
Status: **ACTV** List Date: **04/09/2024** Orig List Price: **\$1,900,000**
Area: **499** List Dt Rec: **04/09/2024** Sold Price:
Address: **108 S Larkin Ave , Joliet, IL 60436**
Directions: **180 exit north on Larken to property on right**
Lst. Mkt. Time: **11** Rented Price:
Closed: Contract:
Off Mkt: Concessions:
Corp Limits: **Joliet** Unincorporated:
Year Built:
Zoning Type: **Commercial**
Actual Zoning: **B-3** # Stories: **1**
Unit SF: **2950**
Waterfront: **No** Lease Type:
Lot Dimensions: **0.34** Appx. Bldg SF: **2950**
ACRES
Land SF: **6720** Appx. Bsn SF: **2950** Est. Tax per SF/Y:
Lot Size SF: **County** List Price Per SF: **\$644.07** Sold Price Per SF: **\$0**
Records
Lot Size Src: **County**
Records
Buyer Ag. Comp.: **2.5% - 495 (G)**
Mobility Score: **-**



Remarks: **Cash flow is rolling at this rare opportunity to own a thriving west Joliet auto repair business along with the real estate and inventory! Located off I-80, this business is perfect for an investor looking to add to the portfolio or an operator looking for expansion. This turn key shop attracts customers with it's beautiful signage and ease of access. The shop includes 3 lifts, alignment machine, plow truck and all of the inventory included. Very high historical revenue numbers with a strong 6-figure EBITA make this shop ripe to grow. Numbers and info available upon request.**

Financial Information

Type Ownership:
Frontage Acc: **City Street**
Current Use: **Commercial, Automotive**
Potential Use:
Client Needs:
Client Will:
Amenities:
Known Encumbrances: **None Known**
Location:
Lot Size: **.25-.49 Acre**
Construction: **Brick**
Roof Coverings:

Misc. Outside:
Misc. Inside:
Parking Spaces: **15**
Indoor Parking:
Outdoor Parking:
Parking Ratio:
Business Name: **AUTO MEDICS**
Full Time Emp:
Part Time Emp:
Business Age: **1-3 Years**
Business Type: **Automotive-Service**
Food/Bev Type:
Type Ownership (Bus):
Current Owner:
Living Quarters:

Seating Capacity:
Sale Price Includes: **Land, Building, Business, Equipment**
Air Cond.: **Central Air**
Electricity:
Heat/Ventilation: **Forced Air**
Utilities To Site: **Electric to Site, Gas to Site, Water-Municipal**
Business Pays: **Air Conditioning**
HERS Index Score:
Green Disc:
Green Rating Source:
Green Feats:
Proprietary Info:
Sale Terms:
Possession: **Closing**

	Annual Amount	Year	Source	Annual Amount	Year	Source	
Gross Sales:	\$0	2023	Broker Projection	Annual Rent for Real Estate:	\$0	2023	Broker Projection
Cost of Goods Sold:	\$0	2023	Broker Projection	Inventory:	\$0	2023	Broker Projection
Gross Profit:	\$0	2023	Broker Projection	Real Estate Taxes:	\$13,077	2022	Actual
Total Operating Expenses:	\$2,023	2023	Broker Projection	Gross Payroll:	\$0	2023	Broker Projection
Net Profit:	\$0	2023	BP	Sales Taxes:	\$0	2023	Broker Projection
Adjusted Net Income:	\$0	2023	Broker Projection				

Operating Expense Includes:

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

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Prepared By: Kelly Larney | Listing Leaders Northwest, Inc | 04/19/2024 03:28 PM