



AUTO HAUS



OFFICE BUILDING FOR SALE

\$2,900,000



Property Features

- Versatile 7,200 square-foot commercial building located on a 1-acre lot in a prime Frankfort location
- Features C-4 zoning
- 3,000 square-foot showroom with radiant heated floors, 2 offices and 2 bathrooms
- 4,200 square-foot service area/warehouse with 3 overhead doors

Key Features

- Prime location with existing infrastructure for prominent marquis signage
- Dual entrances for convenient accessibility
- Fully curbed, paved, and well-lit parking area
- Ample parking with over 100 exterior spaces

Location Advantages

- Strategically positioned on a signalized corner for high visibility and accessibility
- Approximately 1 mile from Interstate 80 enhancing connectivity for customers and suppliers
- Benefits from substantial passing traffic flow that ensures exceptional exposure and customer attraction
- Thriving retail community that supports local commerce and enhances overall market appeal

Investment Highlights

- Benefit from advantageous tax rates in Will County, optimizing profitability and financial returns
- Acquire a versatile commercial asset with multiple zoning options
- Potential to expand with the front lot approved for an additional 3,000 square foot building

Tax Information

PIN's:

19-09-15-100-008-0000

19-09-15-100-007-0000

2023 Taxes: \$20,826.30



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