

For Sale

Single Tenant Industrial Property

REO
SALE



565 E 170th Street
South Holland, Illinois

Confidential offering memorandum

**AVISON
YOUNG**



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Investment summary

Overview

Avison Young is pleased to present the opportunity to acquire the ±4,920 SF former car wash located at 565 East 170th Street in South Holland, Illinois. The subject property was a self-service car wash from which the equipment has been removed. It features numerous bays, presenting an excellent opportunity to redevelop into an Auto Repair or another Auto use. The property is lender-owned whereby the seller took back property via a foreclosure. Property is being sold in “as is” condition.

Contact brokers for more information!

Highlights

- Foreclosure sale
- ±4,920 SF former self-service car wash
- Located two blocks from Unity Christian Academy and McKinley Elementary School, offering the opportunity to capture pick up/drop off traffic
- Close proximity to Interstate 294 and 94
- Property is lender-owned
- South Holland is situated just 23 miles from the heart of Chicago



Excellent redevelopment opportunity!

Location overview

Demographics (3 mile radius)

10,880

Population

3,944

Households

3,018

Daytime employees

\$88,567

Average household income

85%

Owner occupied

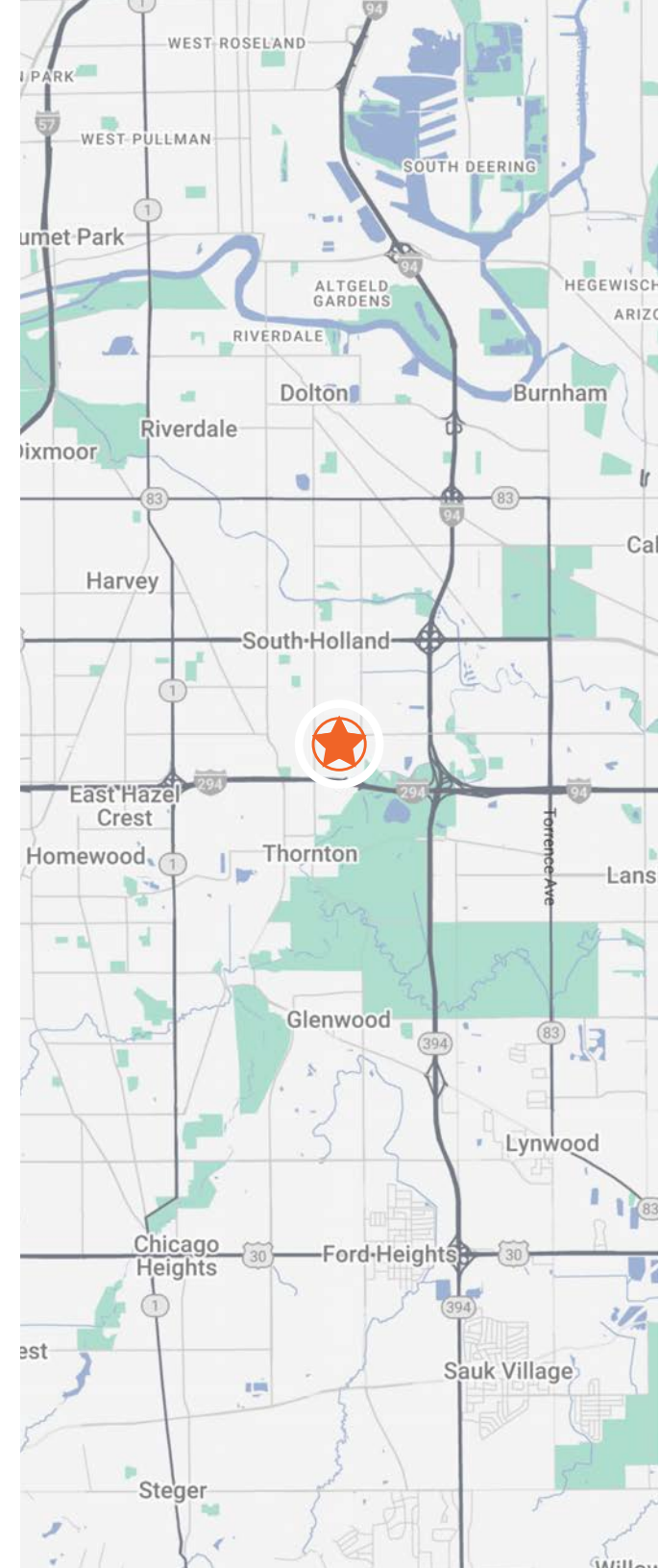
347

Daytime businesses

About South Holland, Illinois

South Holland is a village and south suburb of Chicago in Cook County, Illinois, United States, within Thornton Township. The Village of South Holland is a family-focused community with a heritage of faith and a commitment to future growth. What makes the Village of South Holland such a wonderful place to work and live? Over 22,000 residents with incomes, home values and educational attainment all above state averages. Transportation easily accessible to Chicago (3 miles) and Northwest Indiana (2 miles). Over 900 businesses with approximately 20,000 employees. The village offers a business friendly environment with great transportation access and the strong community values. They proactively promote commercial business which has helped spur business partners to invest and re-invest in South Holland. Several food, health care, commercial banking and various other commercial businesses have brought significant new development. Manufacturing companies like Rupari Foods, Carl Buddig, and Ed Miniat have invested over \$100 million in expansion in the Village over the past few years.

https://www.southholland.org/departments/community_development/economic_development/index.php





Offering summary

\$295,000

Offering price



Building Price/SF:
\$59.96



Land Price/SF:
\$7.71



Address:
565 E 170th St.



City:
South Holland, IL



Building Area:
±4,920 SF



Land Area:
±38,250 SF



Property Type:
Former Car Wash/
Auto Repair Facility



Year Built:
1994

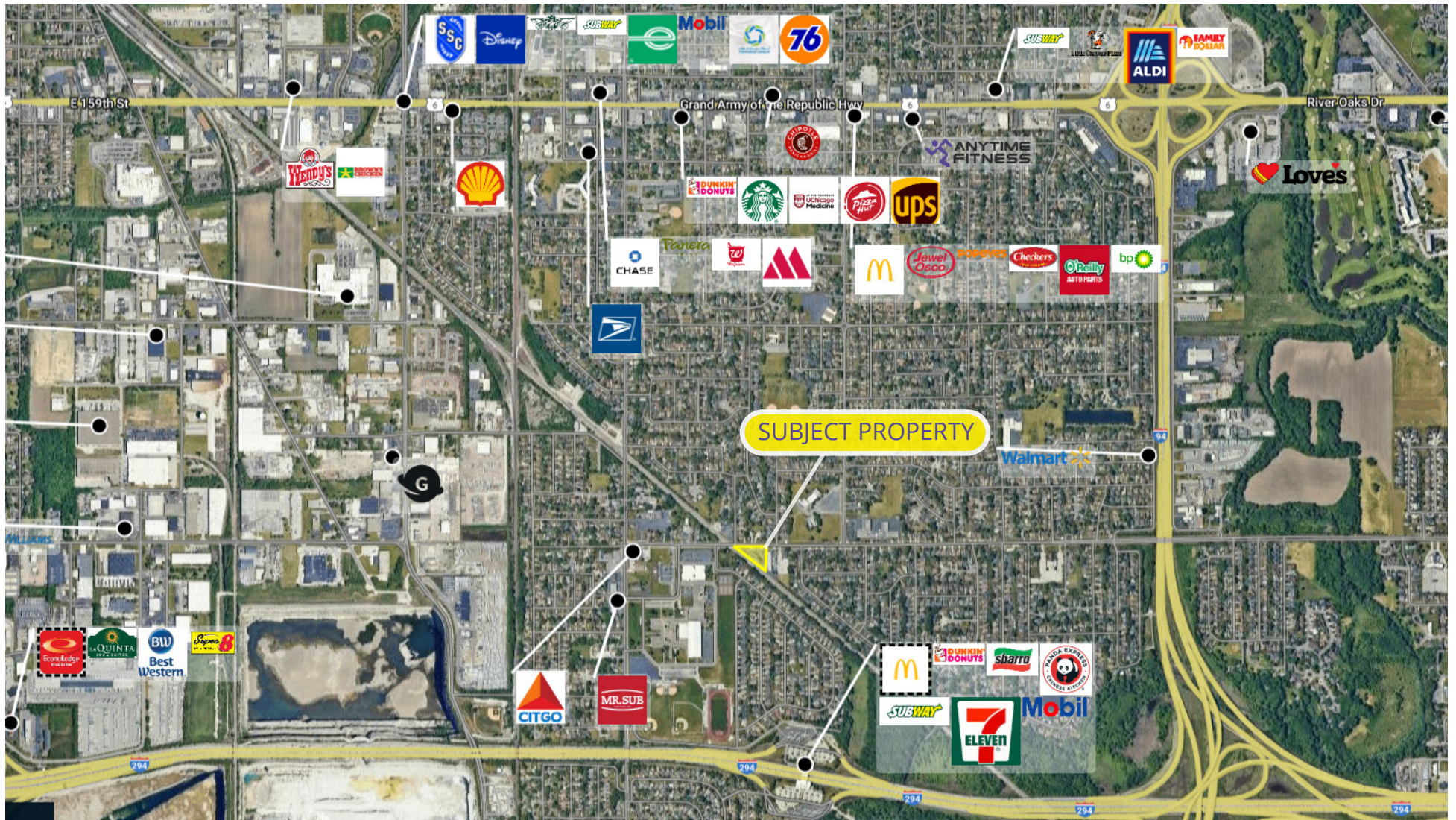


APN:
29-27-204-021



Zoning:
Commercial







REO
SALE



Confidential information and disclaimer

Contacts and confidentiality

Avison Young ("Agent") has been engaged by Ownership ("Seller") as the exclusive agent for the sale of (the Property").

The Property is being offered for sale in an "as-is, where-is" condition and Seller and Agent make no representations or warranties as to the accuracy of the information contained in this Offering Memorandum. The enclosed materials include highly confidential information and are being furnished solely for the purpose of review by prospective purchasers of the interest described herein. Neither the enclosed materials nor any information contained herein is to be used for any other purpose or made available to any other person without the express written consent of the Seller. Each recipient, as a prerequisite to receiving the enclosed, should be registered with Avison Young as a "Registered Potential Investor" or as "Buyer's Agent" for an identified "Registered Potential Investor". The use of this Offering Memorandum and the information provided herein is subject to the terms, provisions and limitations of the confidentiality agreement furnished by Agent prior to delivery of this Offering Memorandum.

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