

FOR SALE

INDUSTRIAL BUILDING
With Outside Storage & Income
5,400 SF

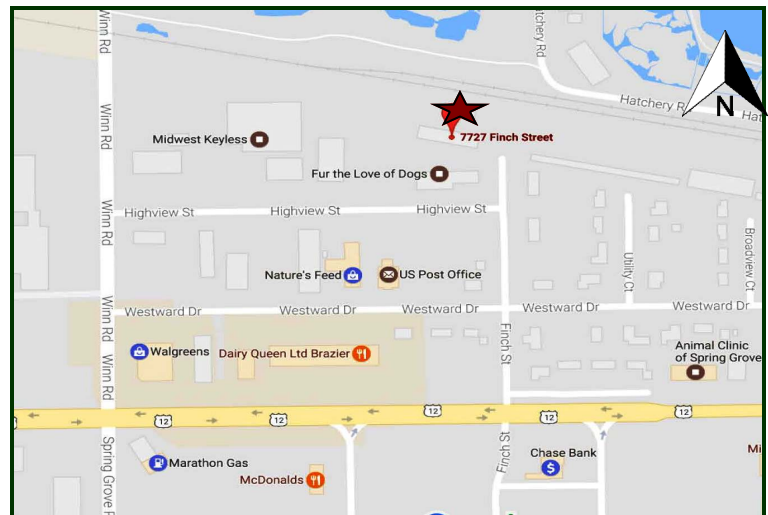
Ideal property for landscape, contractor or owner/investor looking for business location with cash flow. Property consists of 5,400 SF main building, heavy power, 12,000 LB hydraulic lift, office . 2nd building offers cold storage w/ DID. In addition, property offers outside truck and RV storage business generating a steady income. Owner/occupy and collect income or convert to all storage business. Current income at 5.5% CAP. Potential return renting main building at 9.3% CAP rate. Contact Joe H for details and to schedule a tour.



LoopNet: 20173766

MLS: 09488631

| PROPERTY SPECIFICATIONS | |
|-------------------------|--|
| Description: | Industrial |
| Year Built: | 1990 |
| Building Size: | 5,400 SF |
| Land Size: | 2.12 Acres |
| Office: | 280 SF |
| HVAC System: | Ceiling Unit Warehouse Wall Unit Office |
| Power: | 200 amp, 230 V, 3 Phase |
| Sprinklered: | No |
| Ceiling Height: | 14' Main Bldg. 11' Storage Area |
| Washroom(s): | 1 and 4 Roughed In |
| Truck Docks: | No |
| Drive-in-Doors: | 1 (12x14) 1 (11x12 inside) |
| Sewer: City | Water: Well |
| Possession: | Negotiable |
| Zoning: | B2 Special Use Outside Storage |
| Real Estate Taxes: | \$8,451.30 (2015) |
| Sale Price: | \$479,000 (\$88.70 psf) |



DIRECTIONS: Route 12 to Finch Street

PIN: 04-25-251-005

February 7, 2017

No warranty or representation is made as to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice. This document is for information purposes only. No offer of sub-agency is being made.

- € Industrial
- € Commercial
- € Office
- € Land
- € Business

7727 Finch Street
Spring Grove, IL 60081

