

- Industrial
- Commercial
- Office
- Land
- Business

7512-16 Hancock Drive  
Wonder Lake, IL 60097

## FOR SALE

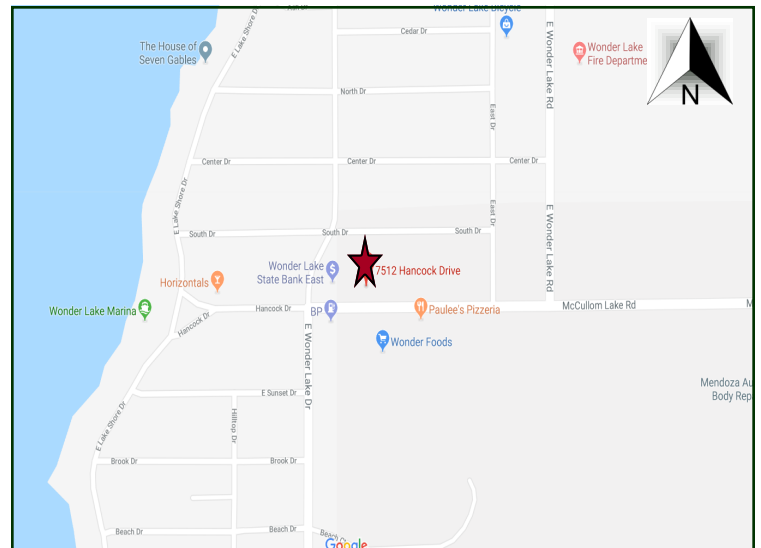
### Mixed Use Investment Fully Leased 11.2% CAP

Fully leased mixed use investment property. Currently fully leased with 11.2% CAP rate. Located off main inter-section in Wonder Lake. Consisting of (3) commercial units with 1.5 story residential unit and garage at the rear of the building. All current tenants are willing to sign long term leases upon sale. Tenants are also ready to vacate should the situation call for it. All 4 units are currently leased below market rents leaving a potential for increased income. New roof in 2014. This property is perfect for a beginner investor with tremendous potential for increased income. Contact broker for rent roll and financials. See attached layout and photos. Visit Premier Commercial Realty website to see more listings.

MLS: 10151385

#### PROPERTY SPECIFICATIONS

Description:	Mixed Use Investment
Year Built:	1946
Building Size:	3,272 SF plus 432 SF Garage
Parcel Size:	8,276 SF
Percent Leased:	100%
Current NOI:	\$18,599.00
Cap Rate:	11.2%
Real Estate Taxes:	\$5,276.00 (2017)
SALE PRICE	\$165,000



**Directions:** Just east of the intersection of Wonder Lake Rd. and Hancock Dr.

**PIN:** 09-07-458-055

December 6, 2018

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.

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TO VISIT OUR WEBSITE

[www.PremierCommercialRealty.com](http://www.PremierCommercialRealty.com)

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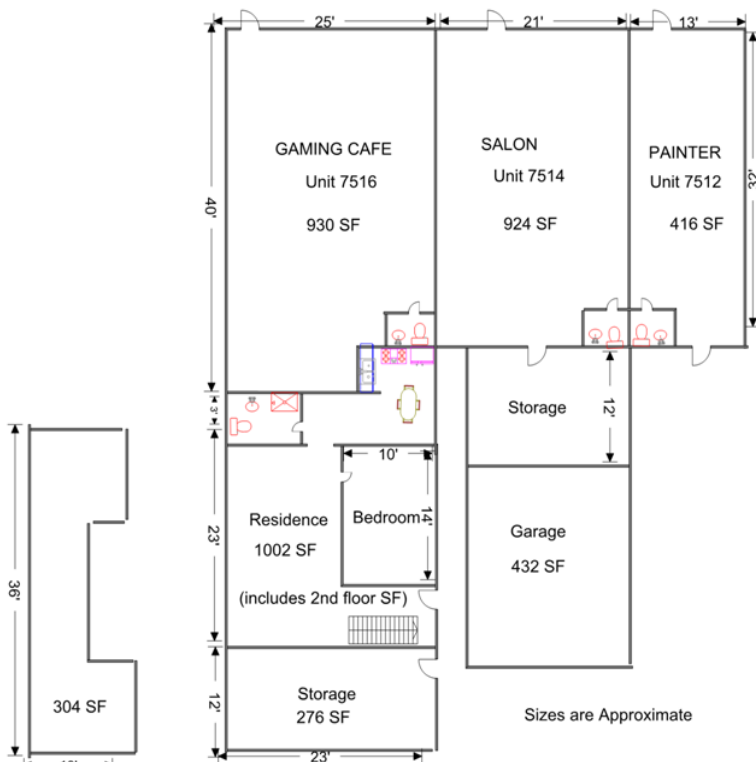
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HANCOCK DRIVE



2nd Floor Residential  
2nd & 3rd Bdrm.