

AUTOMOTIVE BUILDING FOR SALE

OVERHEAD DOORS
& TRIPLE BASIN DRAIN

CONFIDENTIAL OFFERING - PLEASE DO NOT TALK TO EMPLOYEES



OWNER IS DOWNSIZING & RELOCATING WITHIN THE AREA

PROPERTY SPECIFICATIONS

Description: Automotive Building
Year Built: 2004
Building Size: 7,500 SF plus 2,500 SF mezzanine
Land Size: 1.21 Acres
HVAC System: AC (office only) & 5 hanging furnaces
Electric: 2 panels - 200 Amp & 400 amp three phase
Sprinklered: No
Washrooms: 2
Overhead Doors: 6
Triple Basin Drains: Yes
Sewer/Water: City
Parking: 50 stalls
Possession: Closing
Zoning: CI Commercial Industrial
Real Estate Taxes: \$61,616/\$8.21 PSF
Sale Price: \$795,000

PROPERTY OVERVIEW

- Well maintained automotive building
- 6 overhead doors, including two 14' x 14', three 12' x 12' and one 12' x 14'
- Plenty of parking - 50 stalls!
- Located on dealer row on the east side of Elgin
- Facility can park 14 SUV's & cars inside the building
- Improvements include showroom, office, lunch room, two private offices and two bathrooms
- Building was built on pylons
- Shared easement to E. Chicago St.
- **CONFIDENTIAL OFFERING - PLEASE DO NOT TALK TO EMPLOYEES**
- **PIN:** 06-18-300-082, -088, -092

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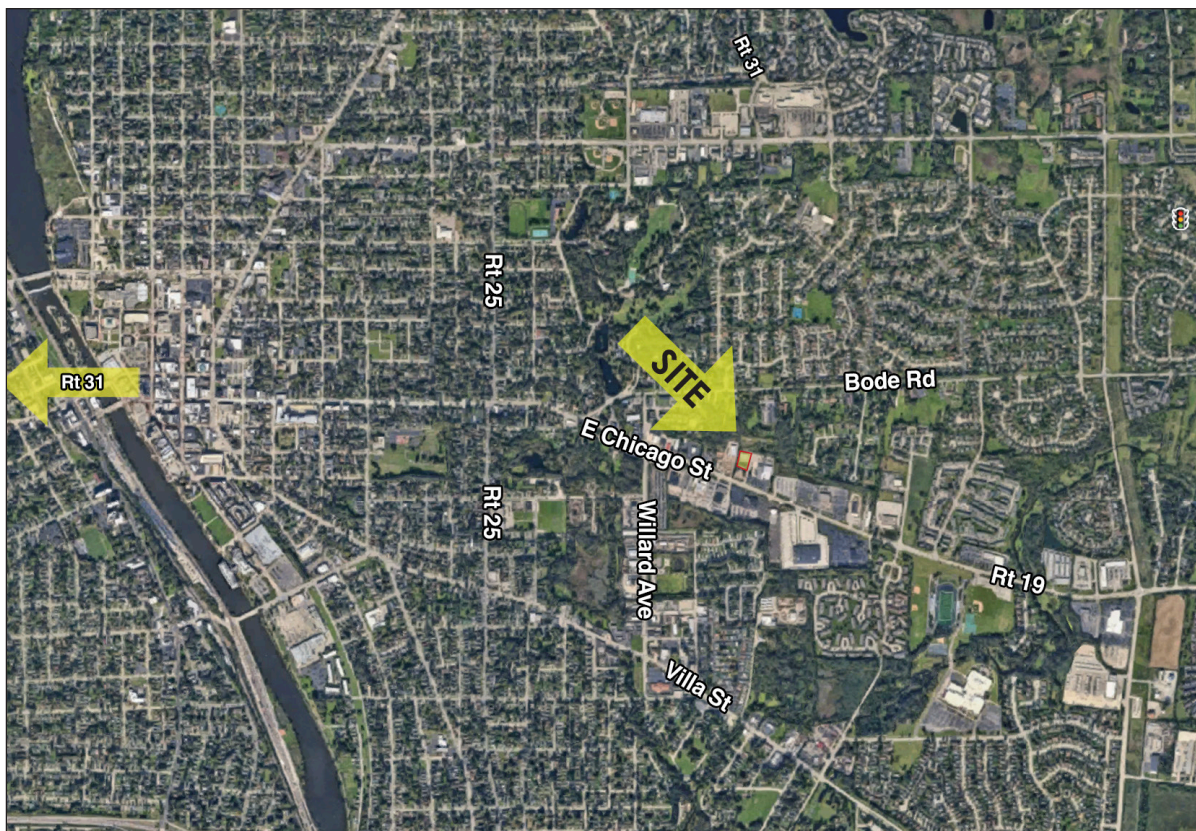




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