

## 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

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

### 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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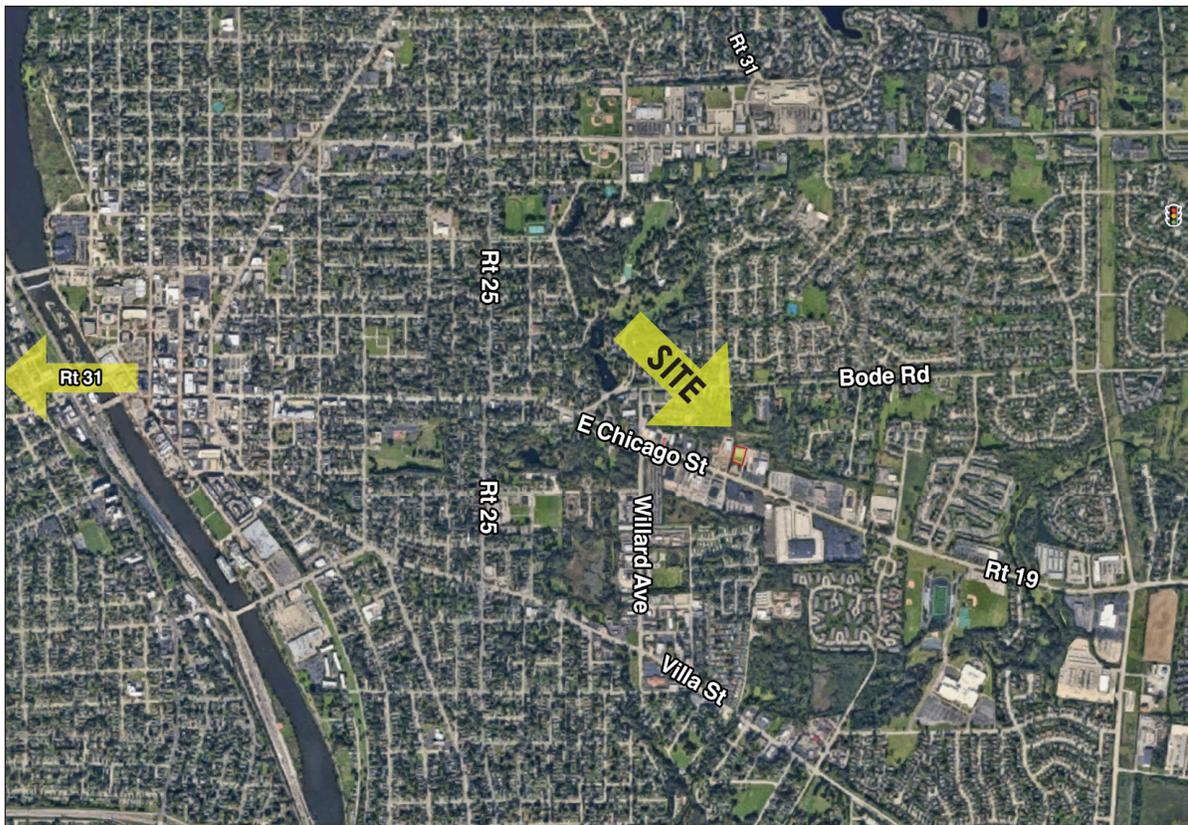




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