

27,630 SF

Auto Dealership/Recreational Vehicle/Power Sports/Heavy Equipment Rental



BROWN
COMMERCIAL GROUP, INC.

945 E. CHICAGO ST., ELGIN, IL 60120

PRICE REDUCED

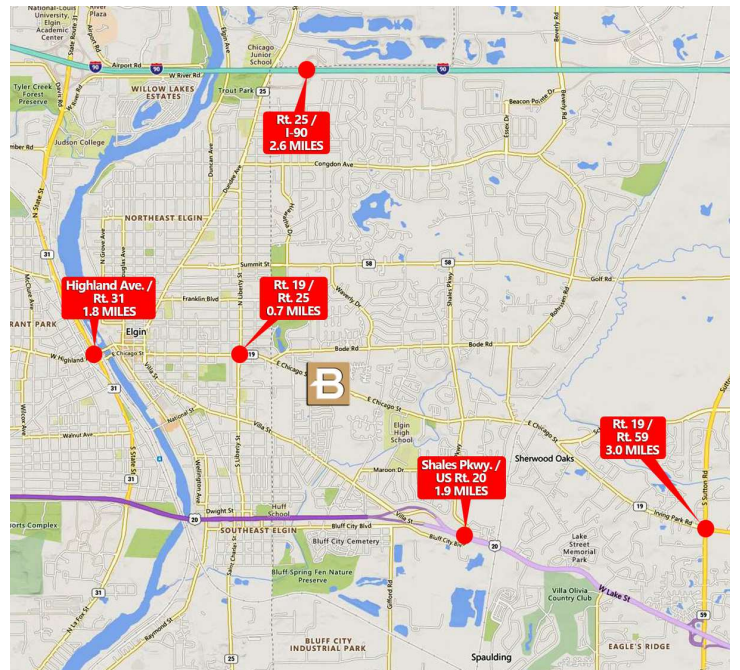


LOCATION DESCRIPTION

Great frontage on Chicago Street (Rt. 19), with easy access to major transportation routes via nearby Rt. 25, US. Rt. 20, I-90.

PROPERTY OVERVIEW

- 27,630 SF Building on a 4.39 Acre Site
- 11,393 SF Service Area: 21 bays with 8 drive-in doors
- 4,400 SF Body Shop: 7 drive-in doors, triple catch basin floor drains
- Carstar Auto Body willing to lease back auto body shop for \$10,000/month gross
- 5,745 SF Auto Showroom and 2,035 SF Truck Showroom
- 7,500 SF Offices: 4 sales cubes, file room, IT room, service write-up area, conference/break room, customer lounge, kids' play area, office storage area
- 2,400 SF Parts Department: bonus 1,200 SF mezzanine storage
- 15' Clear Ceiling; 16'9" Ceiling Deck
- Sprinklered
- Zoned CI- Commercial Industrial
- **NEW PRICING - CALL FOR DETAILS!**



DAN BROWN, SIOR

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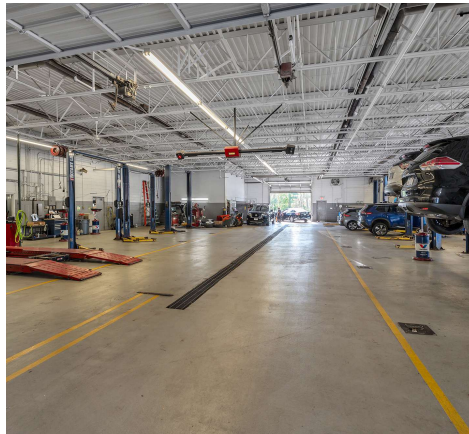
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© Windy City
Real Estate Photos



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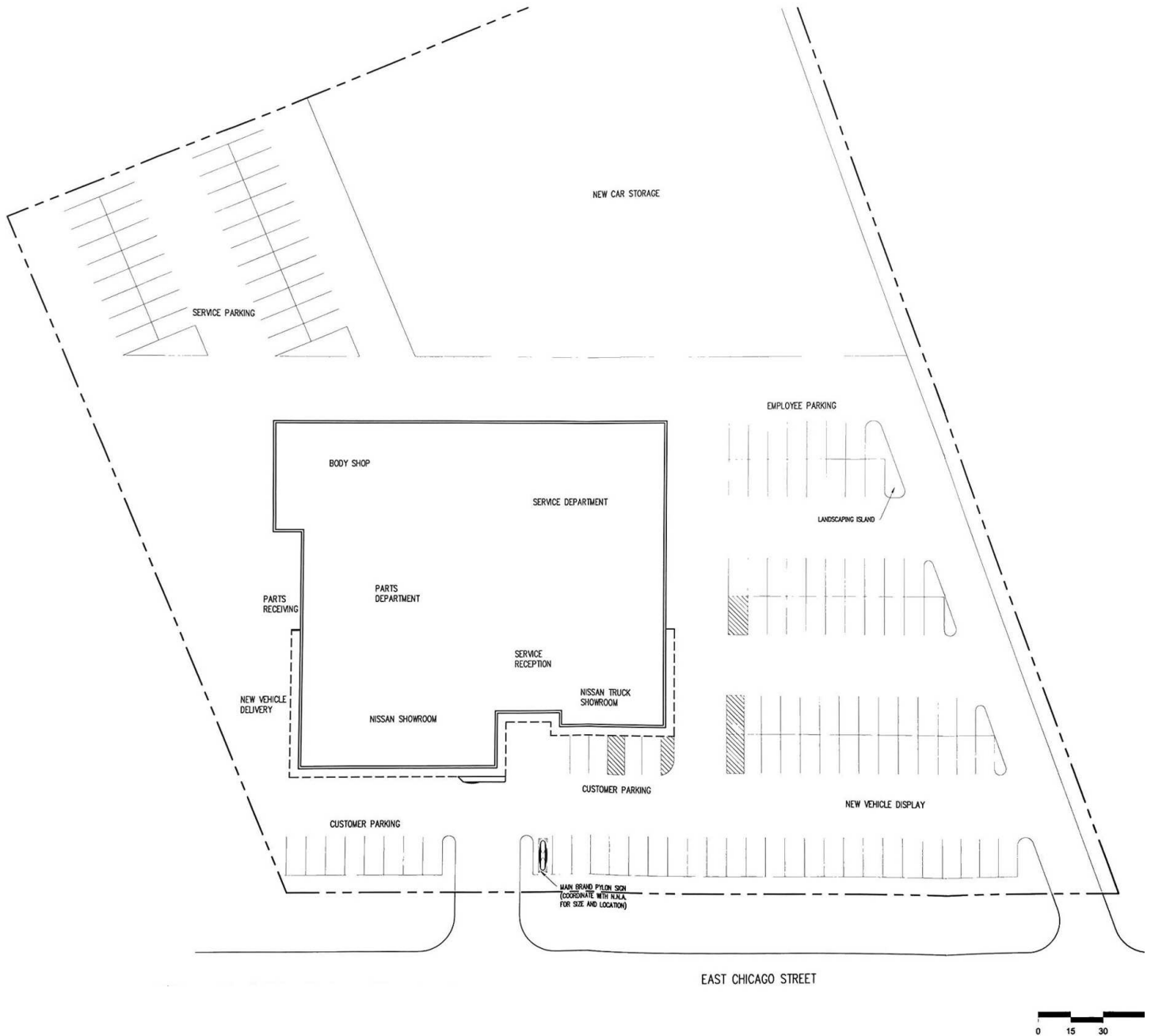
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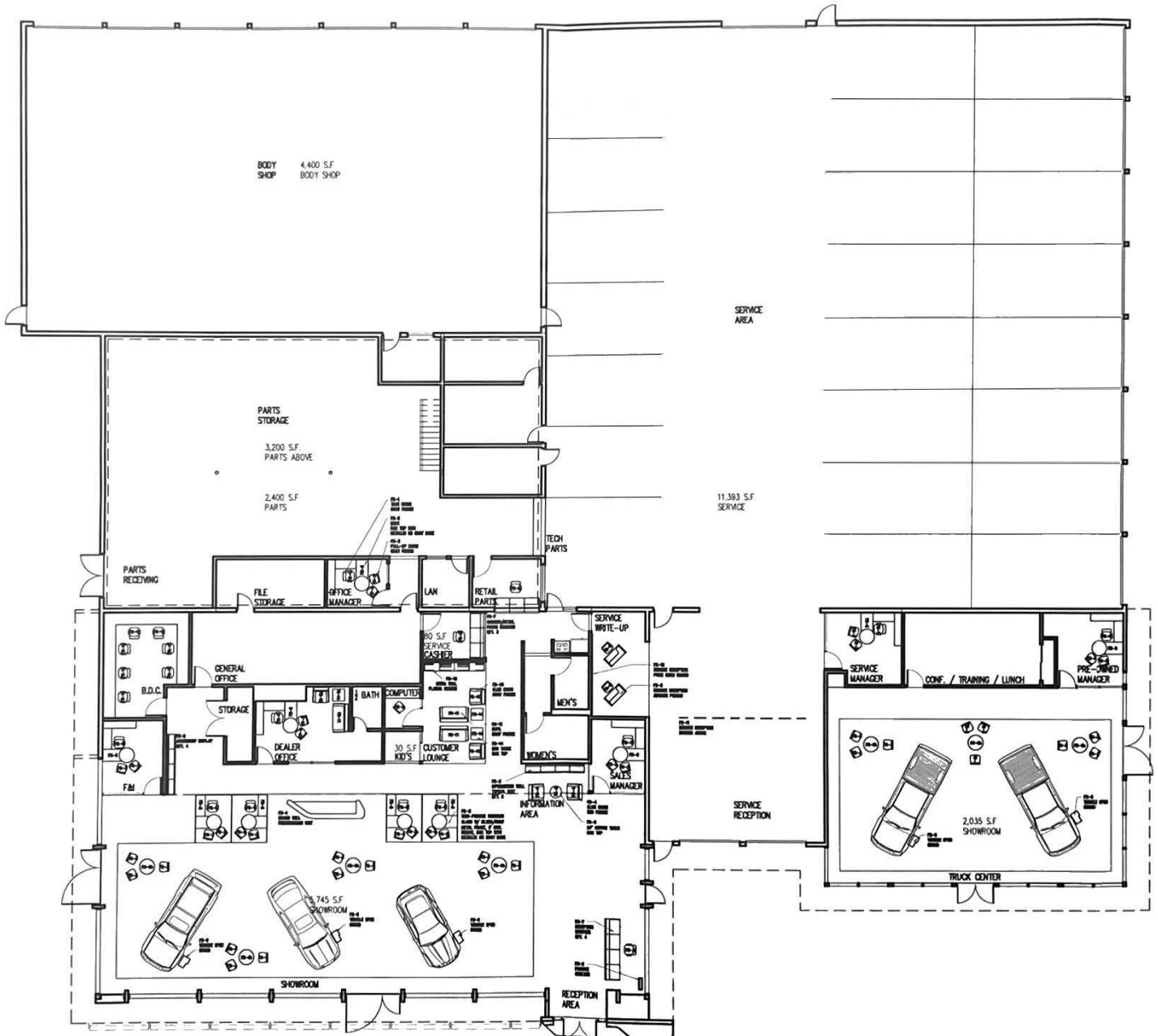
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Equipment Included in Sale

ROTARY ABOVE GROUND LIFTS

- 14 - 9,000LBS Lifts
- 2 - 10,000LBS Lifts
- 1 - 12,000LBS Lift

HUNTER EQUIPMENT

- Alignment Rack & Machine Model #R811
- Alignment Rack Check Machine Model #WI33X
- Tire Machine Model #TC3700
- Tire Balance Machine Model #GSP9700

AMMCO FREE STANDING BRAKE LATHES

- 2 (one working and one not working)

FURNITURE

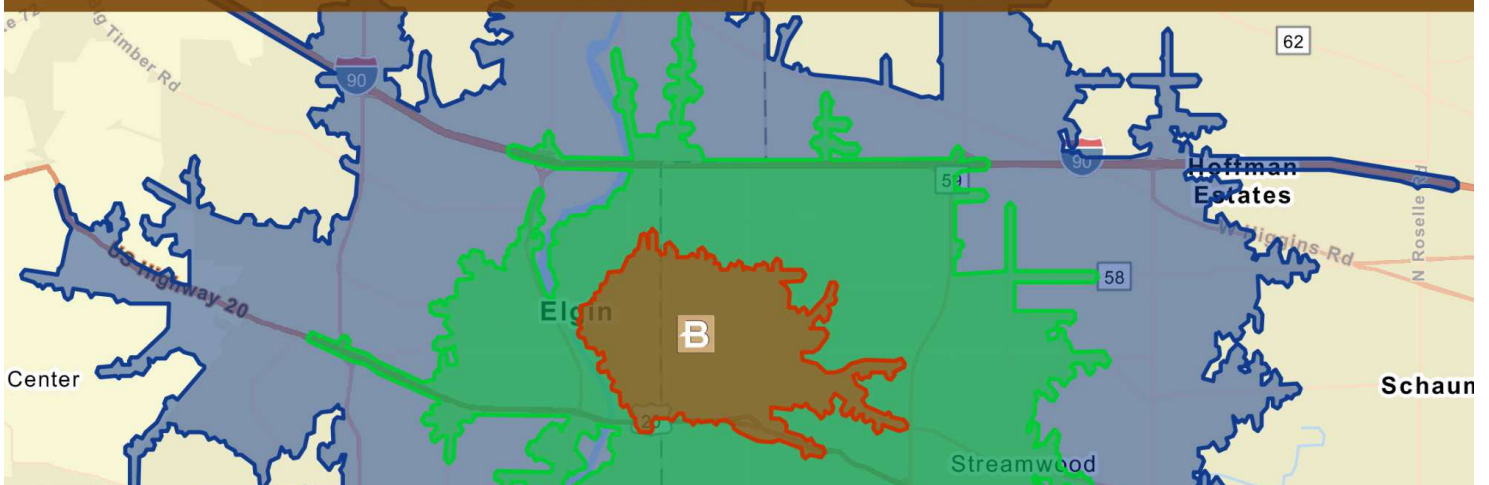
- Reception Desk
- 6 Closing Offices with desks and chairs

2024 Demographics

5 MINUTE DRIVE-TIME
Population: 29,646
Average HH Income: \$97,622

10 MINUTE DRIVE-TIME
Population: 108,815
Average HH Income: \$113,906

15 MINUTE DRIVE-TIME
Population: 271,489
Average HH Income: \$118,300



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