

8 Residential Units & Print Shop

130 Washington St, Woodstock, IL

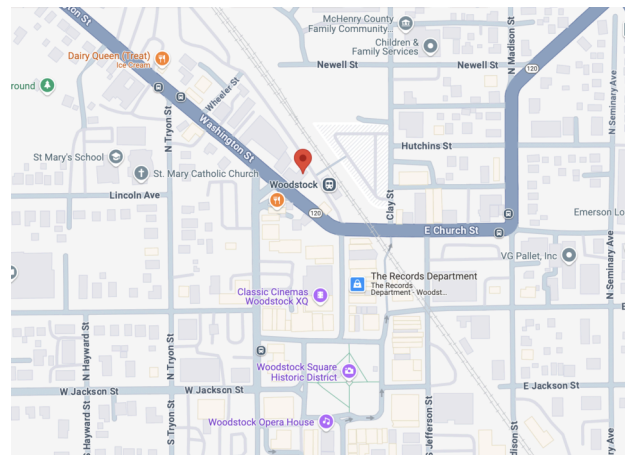
For Sale



130 Washington Street, Woodstock

Asking Price \$1,049,000

- **7,054 sf building**
- **8- 1 bed/1 bath residential units**
- **1 print shop (commercial unit)**
- **Currently 8.2% CAP**
- **100% Leased**
- **Shared Laundry & storage area**
- **Includes 3,485 sf parking lot**
- **NOI \$81,787**
- **Gross income \$113,100**
- **2024 Taxes \$20,393**
- **PINS 13-05-304-007 & 13-05-404-008**
- **Zoning B3 Building, B2C Parking Lot**
- **Separate gas & electric meters**
- **Located in Enterprise Zone & TIF District**



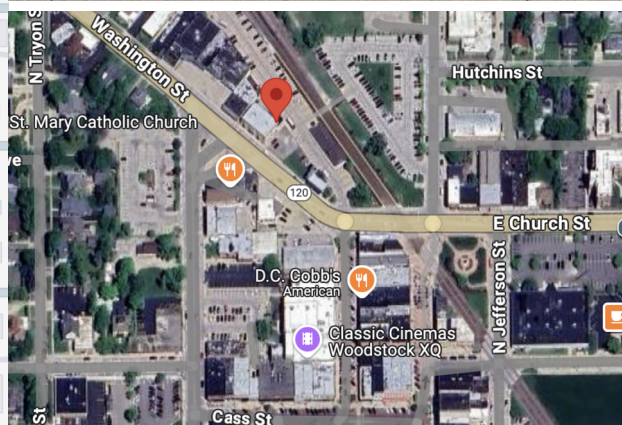
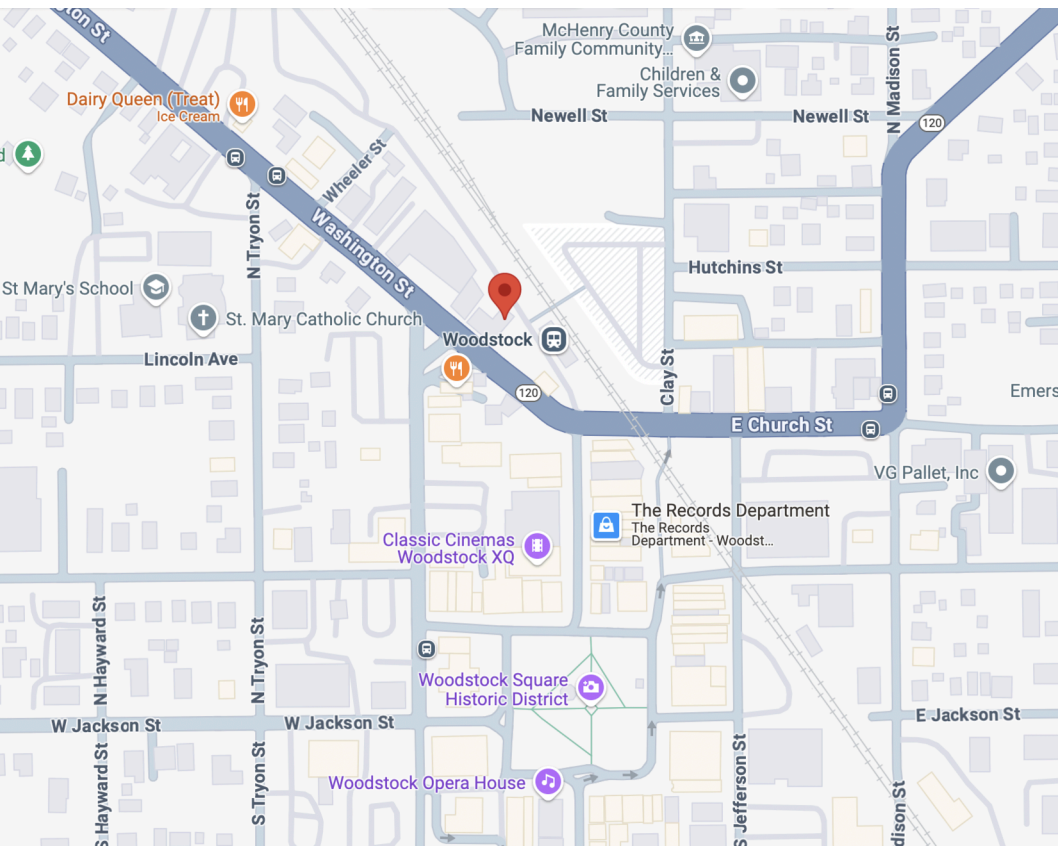
**BERKSHIRE
HATHAWAY**
HOMESERVICES

STARCK
REAL ESTATE
COMMERCIAL

8 Residential Units & Print Shop

130 Washington St, Woodstock, IL

For Sale



130 Washington Street, Woodstock

Asking Price \$1,049,000

Downtown Woodstock Investment Opportunity- 8 Residential Units, Commercial Space & Vacant Lot with 8.2% CAP Rate. A unique and lucrative investment property in the heart of downtown Woodstock, offering a rare combination of immediate rental income, significant tax incentives, and future development potential. This solid brick, multi-family and commercial building, located just off the historic Woodstock Square and steps from the Metra train station. Tenants enjoy the convenience of exterior parking, shared laundry facilities, and a dedicated storage area. Located in TIF district & Enterprise Zone.



Megan Liebetrau, ABR CSC

Licensed Real Estate Broker

815.919.8348

mlieb@starckre.com

newhomewithmegan.com

Berkshire Hathaway HomeServices Starck Real Estate
112 Cass St. Woodstock, IL 60098

©2026 BHH Affiliates, LLC. Real Estate Brokerage Services are offered through the network member franchisees of BHH Affiliates, LLC. Most franchisees are independently owned and operated. Berkshire Hathaway HomeServices and the Berkshire Hathaway HomeServices symbol are registered service marks of Columbia Insurance Company, a Berkshire Hathaway affiliate. Information not verified or guaranteed. If your property is currently listed with a Broker, this is not intended as a solicitation. Equal Housing Opportunity.

**BERKSHIRE
HATHAWAY**
HOMESERVICES

STARCK
REAL ESTATE

COMMERCIAL