

# 4,000 SF

## Retail Property For Sale



**BROWN**  
COMMERCIAL GROUP, INC.

**1461 BUSSE RD., ELK GROVE VILLAGE, IL 60007**

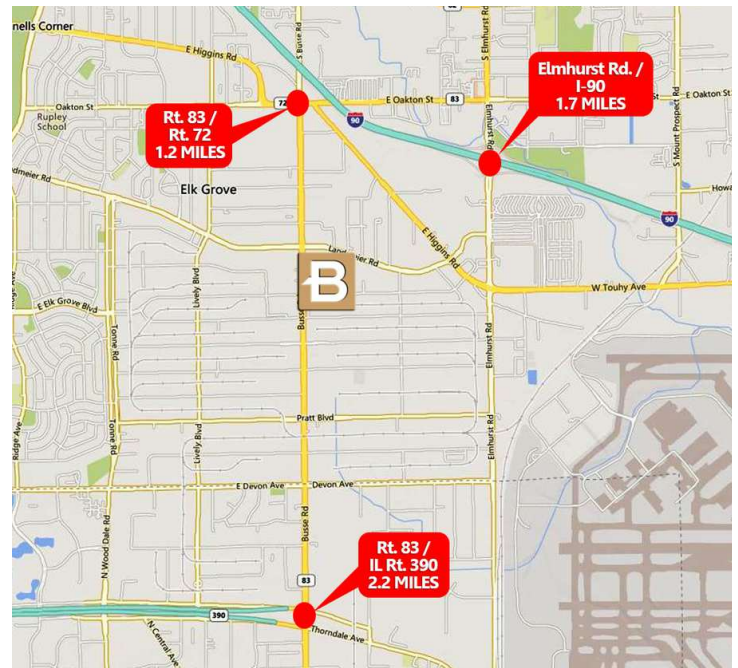


### LOCATION DESCRIPTION

Located in the heart of the nation's largest industrial park - Elk Grove Village. Easy access to major transportation routes via Rt. 83 (Busse Rd.), Rt. 72, I-90.

### PROPERTY OVERVIEW

- Fully Equipped Truck Maintenance Facility For Sale
- Sale includes business and equipment. Business financials available upon request.
- 4,000 SF Building
- 3 Drive-Through Repair Bays
- 1 Drive-Through Wash Bay
- Approximately 600 SF 2-Story Office Space
- 0.66 Acre Lot
- Triple Catch Basin Floor Drains
- Built in 2006
- Zoned B3 (Automotive)
- Fantastic Exposure on High Traffic Busse Rd.
- 15 ± Car Parking Spots
- Sale Price: Subject to Offer



**MASON HEZNER**

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MHEZNER@BROWNCOMMERCIAL.COM

**CANDACE SCURTO**

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1400 E. HIGGINS RD. SUITE A, ELK GROVE VILLAGE, IL 60007

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No warranties or representations is made as to the accuracy of the foregoing information. Terms and availability are subject to changes or withdrawal without notice



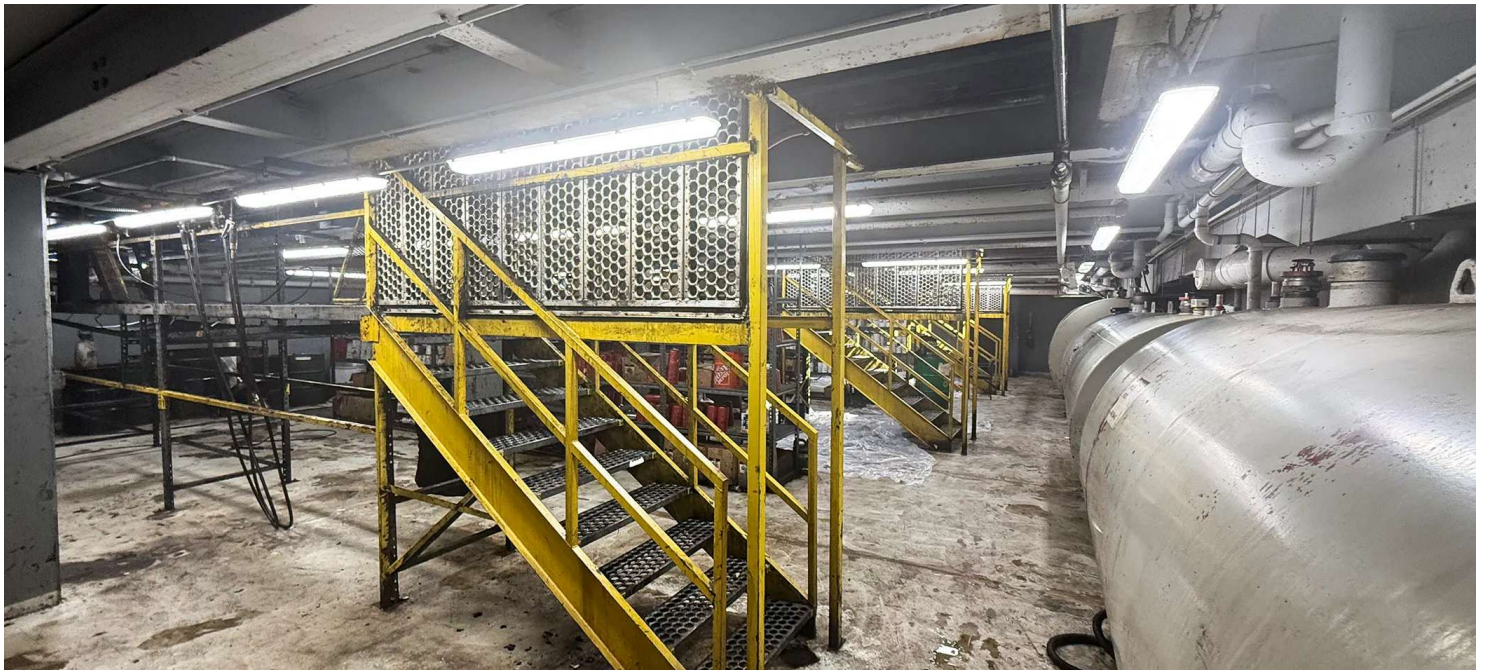
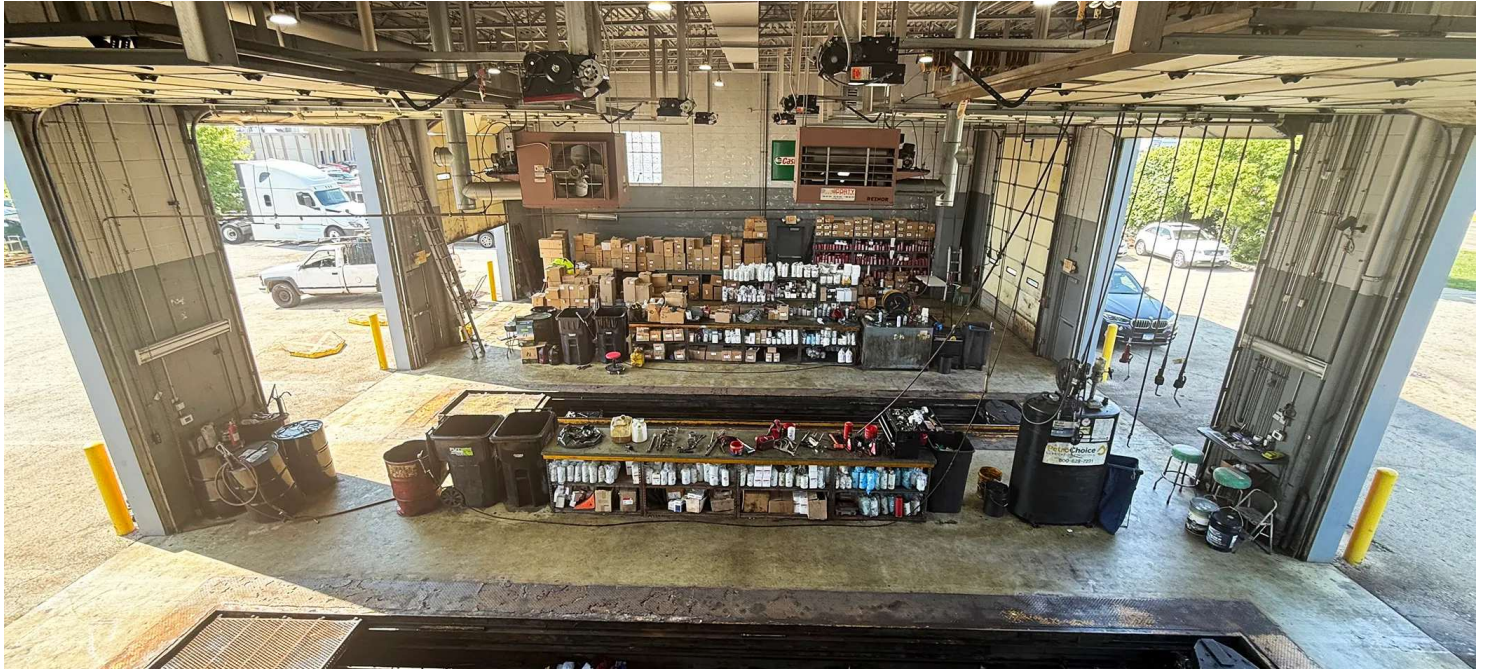
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### **Power Lube LLC- Equipment List\***

Pumping equipment: 3 Graco 5:1 Fire-ball "Lifetime Guaranteed" Stub Pump  
1 Graco Stationary Grease System  
3 Graco Diaphragm Pump Unit with Air Regulator and Gauge

Dispense Equipment - Hose Reel: 2 Banks with 2 motor oil, 2 A.T.F, windshield wash, 2 anti-freeze & air

Double wall storage tanks: 3 Wall storage tanks, each 1,000 gal capacity

Compressed Air: 1 Single phase stationary air compressor

Pressure Washer: 1 Natural gas heated pressure washer

Filter Crusher: 1 Oil filter crusher

Used Oil Heater: 2 Used-oil fired furnace

3 Platforms with stairs, Sliding platform, Drip tray & pan

*\*Included in sale*

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