

9.65% CAP RATE | Income-Producing Automotive Investment Opportunity

19560 BURNHAM AVENUE, LYNWOOD, IL 60411



*Property photographs were taken prior to the current tenant's occupancy and may not reflect the property's current condition.



Denise M. Raines

DESIGNATED MANAGING BROKER

RAINES REALTY LTD.

(312) 953-5780

Denise@RainesAdvisors.com

LISTED AT

\$550,000


RAINES
REALTY LTD.

Raines Realty is pleased to present this income-producing automotive investment opportunity located in Lynwood, Illinois.

The property is currently occupied and generating income, offering investors an attractive 9.65% CAP Rate while preserving future upside through lease restructuring, tenant retention, owner occupancy, or re-tenanting.

This established automotive service facility offers investors the opportunity to acquire a highly functional commercial property with immediate income and future upside.

Situated on approximately 0.62 acres directly across from Lansing Municipal Airport, the property benefits from strong visibility, excellent access, and a limited supply of competing automotive facilities within the surrounding market.

The property is currently occupied by an automotive operator and offers multiple exit strategies, including continued investment ownership, lease restructuring, owner occupancy, or repositioning to an alternative automotive or service-related user.

Investment Highlights

- Asking Price \$550,000
- CAP Rate 9.65%
- NOI \$53,079
- Building Size: 6,761 SF
- Land Area: +/- 0.62 Acres
- Occupancy: 100%
- Property Type: Automotive Service Facility

Property Highlights:

- Zoned B-3
- (6) Drive-In Service Bays
- Limited Supply of Automotive-Zoned Facilities
- Across from Lansing Municipal Airport
- 24,100 Vehicles Per Day
- Excellent Visibility and Access
- Ample Parking and Outdoor Storage
- Value-Add Potential
- Replacement Cost Significantly Exceeds Asking Price
- Easy Access to I-94, I-294 and Route 83
- Potential Seller Financing Available

