

SALE INCOME PRODUCING RETAIL, SERVICE, WAREHOUSE PROPERTY

3645 Union Ave Steger, IL 60475



PROPERTY DESCRIPTION

5.19 Acres +/- site w 369' of frontage on Union Ave.

Gross Income \$150,000 annual / **Net** \$122,247.00

Main Building 15,528 sf w various ceiling heights from 10'6" to 18'9" Gas Heat and floor drain.

North Section 4,300 sf 64'x61' with CH of 18'9" and DID: 1-16'x16' \$3,000.00 month / Auto Repair

Middle Section 6,500 sf 182' x 100' w CH of 10'8" & 3 DID: 1-10W x12'6" T / 1- 12W x 10'T / 1-12'W x 11'T \$3,700.00 month

South Section 2,100 sf Measures 60 x 40.73 with CH of 10'6" \$1,000.00 month

East Bay 1,200 sf 20' x 60' with CH of 11'3" DID: 1- 10'W x 12'T \$800.00 per month

East Building 7,500 sf Measures 60 x 125 Auto Repair facility CH 15'6" 4 DID: 10'W x 12'T 2 DID: 22'W x 14'T 2 DID 10' W x 14'T Leased \$4,000.00 Month

Additional Building to North of Main Building Needs major renovations and or tear down 2,685 sf

Total SF under roof between 3 Buildings 25,713 sf

NOT SUITABLE FOR TRUCK TERMINAL

ADDITIONAL ROOM FOR EXPANSION SEE SURVEY

OFFERING SUMMARY

Sale Price:	\$1,150,00.00	\$44.72 per sf
Number of Units:	3	
Lot Size:	5.19 Acres	
Building Size:	15,528 SF	
NOI:	\$122,247.00	
Cap Rate:	10.5%	

DEMOGRAPHICS	0.5 MILES	1 MILE	5 MILES
Total Households	970	3,676	42,295
Total Population	2,321	9,124	111,156
Average HH Income	\$72,830	\$79,073	\$81,994

PROPERTY HIGHLIGHTS

- 10% Cap Rate / \$12,500 Month Income
- Real Estate Tax \$14,780.00
- Potential for Additional Income Earned TIF 11 yrs left 70%

Insurance \$9,553.00 CAM \$2,000.00 Owners Expense Total \$27,753.00 Electric 200 Amp & 100 amp 3 Phase Eltric is in process. **ZONING B-3** .

Ken Peach
(708) 764-2890



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REALTY

SALE

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SALE PRICE **\$1,150,000.00**

LOCATION INFORMATION

Building Name	Net Lease Investment or Owner User / Retail / Service
Street Address	3645 Union Ave
City, State, Zip	Steger, IL 60475
County	Will
Sub-market	Chicago South Suburb
Township	Crete
Nearest Highway	RT 1
Nearest Airport	Midway

BUILDING INFORMATION

Building Size	15,528 SF
NOI	\$122,247.00
Cap Rate	10.5%
Ceiling Height	18.9 ft
Minimum Ceiling Height	10.6 ft
Number of Floors	1
Year Built	1963
Number of Buildings	3

TAXES & VALUATION

Taxes 2023 payable 2025 \$14,780.00

PROPERTY INFORMATION

Property Type	Retail / Lt Industrial
Property Subtype	Street Retail
Zoning	B-3 Service -Wholesale
Lot Size	5.19 Acres
APN #	Mutiple
Lot Frontage	369 ft
Lot Depth	1000 ft

PARKING & TRANSPORTATION

UTILITIES & AMENITIES

Restrooms	3
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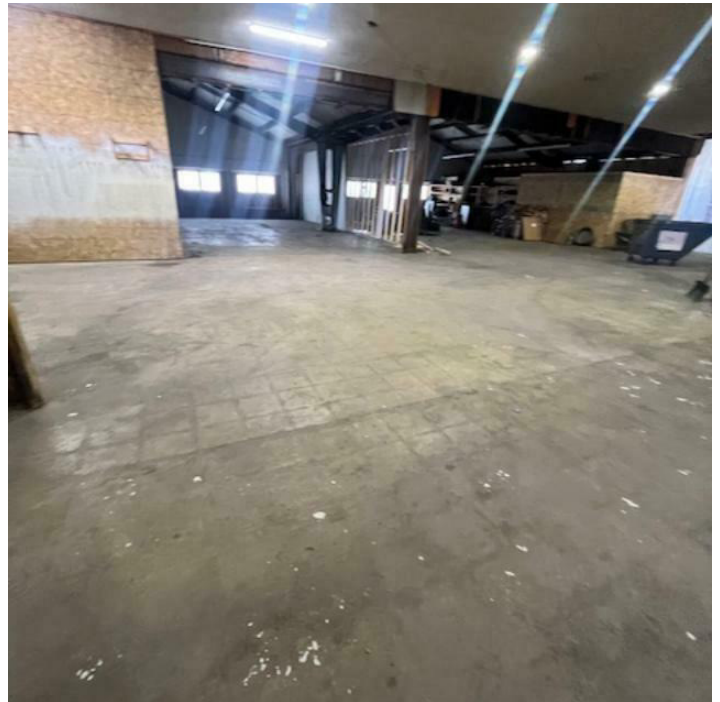


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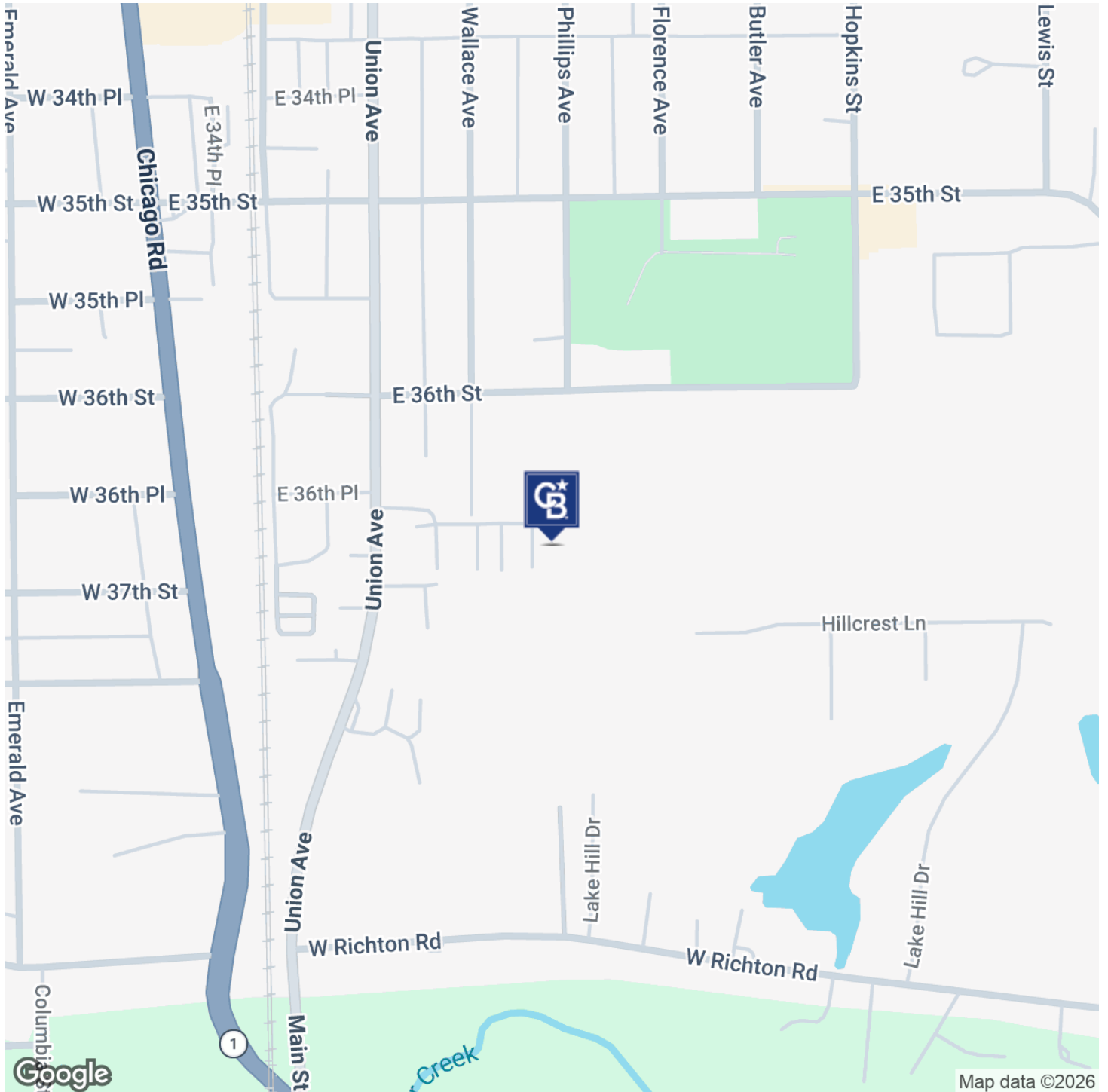


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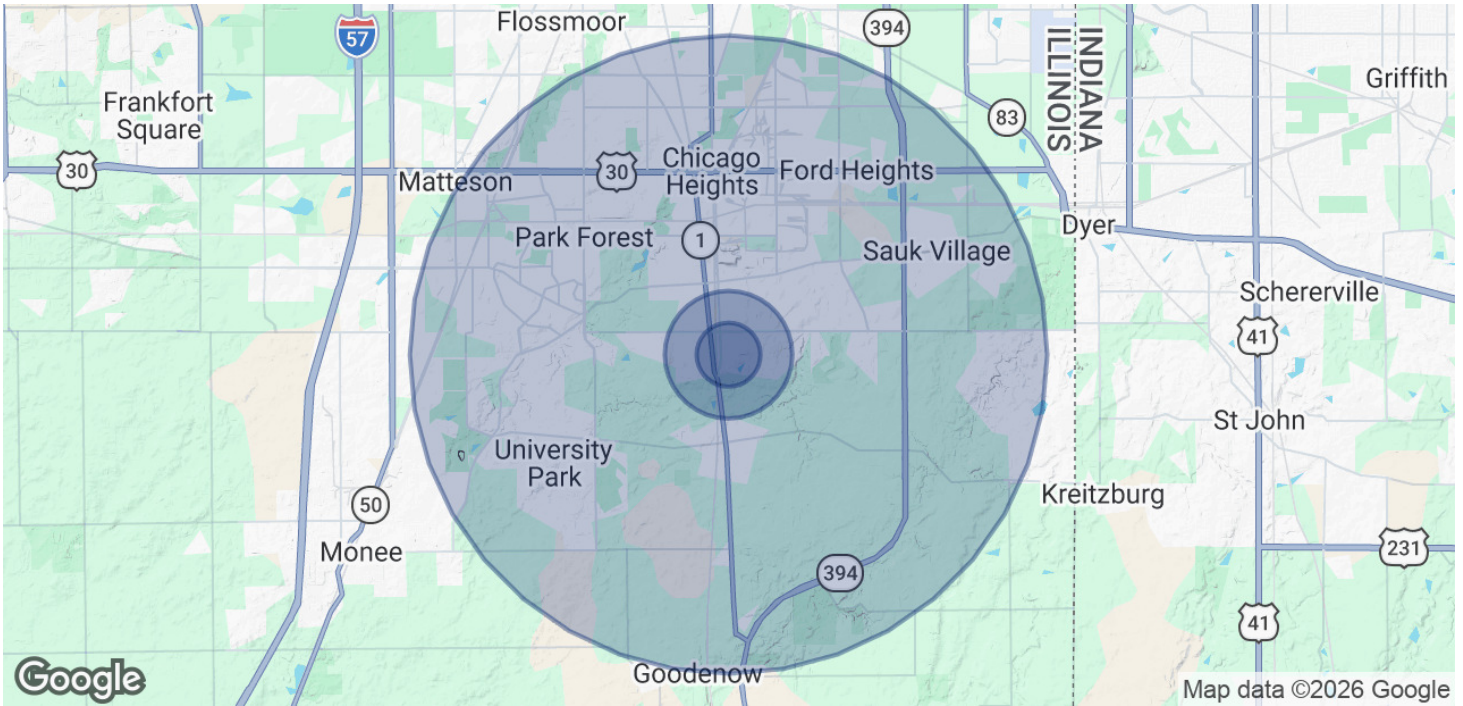


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POPULATION	0.5 MILES	1 MILE	5 MILES
Total Population	2,321	9,124	111,156
Average Age	41	40	40
Average Age (Male)	39	39	38
Average Age (Female)	42	41	42
HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	5 MILES
Total Households	970	3,676	42,295
# of Persons per HH	2.4	2.5	2.6
Average HH Income	\$72,830	\$79,073	\$81,994
Average House Value	\$160,352	\$204,389	\$181,047

2020 American Community Survey (ACS)

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