

BUILDING FOR SALE

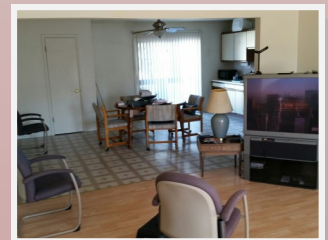
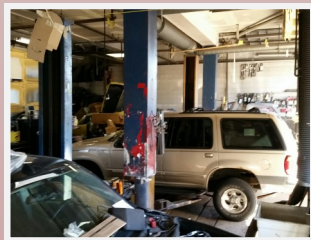
MIXED USE

PROPERTY FEATURES:

- * 06-28-138-025
- * 06-28-138-026
- * 06-28-301-001
- * Zoned C2
- * 1 Auto Repair Shop with Office
- * 4 Apartments
- * Fully Leased
- * 5 Overhead Doors
- * Fully Fenced Rear Storage Yard

DIRECTIONS:

Route 120 & 134, Northwest
to 26 E. Main St on the Right
Side



**26 E. Main St.
Round Lake Park, IL 60073**

Price Reduced
\$275,000

Fully leased mixed use building on Main Street. Automotive repair space is cinder block construction with 5 overhead doors, lifts and catch basin. OHD are 9 feet high and 10 feet wide. The garage and office area is approximately 3,100 square feet and has a sprinkler and alarm system. Fully fenced storage yard in the rear. Overhead doors are aligned to drive through the building. East bay is extra deep for auto parts and tires. Used Oil furnace provides heat. Long term commercial tenant wants to remain. Commercial space is topped off by 4 frame construction apartments. Each apartment has full eat in kitchen, living room area and full bathrooms. Units A and B have two bedrooms and Units C and D have one bedroom. All have windows allowing natural lighting and two have sliding doors out to deck. Each unit has electric baseboard heat and tenant pays their own electric. Convenient laundromat is right across the street. Landlord pays water/sewer. Three lots total 8,625 square feet of land with C-2 zoning in Round Lake Park. Newer asphalt shingles on pitched roof. Currently fully occupied. Auto repair tenant performs management tasks on site. Potential income property or owner occupied building. Lots of options with this property. Building owner looking to enjoy well earned retirement and motivated to sell.



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*All information is
Not Guaranteed*



Mixed Use

Status: **ACTV**

Area: **73**

Address: **26 E Main St , Round Lake Park, Illinois 60073**

Directions: **Route 120 & 134, Northwest to 26 E. Main St on the Right Side**

List. Mkt Time: **313**

Rented Price:

Closed Date:

Contract:

Lease Price SF/Y: **\$0**

Off Mkt Date:

Concessions:

Mthly. Rnt. Price:

Township: **Avon**

Unincorporated: **No**

CTGF:

Coordinates: **N:33 W:22**

Subdivision:

Year Built: **1975**

Built Before 78: **Yes**

of Stories: **2**

Zoning Type: **Commercial**

PIN #: **06281380250000**

Multiple PINs: **Yes**

(Map)

Actual Zoning: **C2**

County: **Lake**

Owners Assoc: **No**

Subtype: **Automotive, Apts/Stores**

Lease Type:

Lot Dimensions: **75 X 115**

Estimated Cam/Sf:

Land Sq Ft: **8625**

Apx. Total SF: **6200**

Est Tax per SF/Y:



Remarks: **Motivated seller! Mixed use multi tenant building on Main St. Auto repair space is cinder block construction w 5 OHD, lifts & catch basin. OHD are 9' H & 10' W. Garage & office area is approx 3,100 SF & has sprinkler & alarm system. Fully fenced storage yard in rear. OHD are aligned to drive through the bldg. East bay is Xtra deep for auto parts & tires. Used Oil furnace provides heat. Long term commercial tenant wants to remain. Commercial space is topped off by 4 frame construction apts. Each apt has full eat-in kitchen, LR area & full bath. Units A & B have 2 BR & Units C & D have 1 BR. All have windows allowing natural light & 2 have sliding doors out to deck. Each unit has elec baseboard heat & tenant pays their own elec. Convenient laundromat is across the street. Landlord pays water/sewer. 3 lots total 8,625 SF w C-2 zoning. Newer asphalt shingles on pitched roof. Auto repair tenant performs mgmt tasks on site. Potential income property or owner occupy. Prefer 24 hour notice.**

Total # Units: **5**

Total # Tenants: **5**

Dishwashers: **0**

Washers: **0**

Disposals: **0**

Fireplaces: **0**

Total # Apartments: **4**

Dryers: **0**

Refrigerators: **4**

Total # Offices: **1**

W/D Leased?: **No**

Window AC: **0**

Total # Stores: **1**

Ranges: **4**

Approx Age: **26-35 Years**

Type Ownership: **Individual**

Frontage/Access: **City Street**

Current Use: **Commercial, Legal Non**

Conforming, Other

Potential Use: **Commercial, Legal Non**

Conforming, Residential-Multi-Family, Other

Client Needs: **Cash**

Client Will:

Known Encumbrances: **None Known**

Location: **Central Business District**

Geographic Locale: **North Suburban**

Construction: **Concrete Block, Wood Frame**

Exterior: **Frame, Block**

Foundation: **Block, Concrete**

Roof Structure: **Pitched**

Roof Coverings: **Shingle Composition**

Docks/Delivery:

Misc. Outside:

Parking Spaces: **20**

Indoor Parking:

Outdoor Parking:

Misc. Inside: **Multi-Tenant, Overhead Door/s,**

Private Restroom/s, Storage Inside

Floor Finish: **Carpet, Concrete, Vinyl, Other**

Air Conditioning: **Window Unit/s**

Electricity:

Heat/Ventilation: **Central Heat/Indiv Controls,**

Electric, Oil, Operable Windows

Fire Protection: **Alarm Monitored, Alarm On**

Site, Fire Extinguisher/s, Partially

Sprinklered, Sprinklers-Wet

Water Drainage: **Storm Sewers**

Utilities To Site: **Electric to Site, Gas to Site,**

Sanitary Sewer to Site, Water to Site

Tenant Pays: **Electric, Heat, Varies by Tenant**

Equipment: **Security System, Ceiling Fan**

HERS Index Score:

Green Disc:

Green Rating Source:

Green Feats:

Backup Info: **Aerial Map, Demographics, Survey**

Existing, Tax Bill, Backup Package

Sale Terms:

Possession: **Closing**

Gross Rental Income: **\$52,200**

Gross Rent Multiplier: **0**

Total Annual Expenses: **\$0**

Annual Net Operating Income: **\$0**

Total Monthly Income: **\$4,350**

Real Estate Taxes: **\$12,273**

Expense Source:

Net Operating Income Year:

Total Annual Income: **\$0**

Tax Year: **2016**

Expense Year: **2016**

Cap Rate:

Fuel Expense (\$/src): **\$0/**

Electricity Expense (\$/src): **\$0/**

Water Expense (\$/src): **\$0/**

Scavenger Expense (\$/src): **\$0/**

Insurance Expense (\$/src): **\$0/**

Other Expense (\$/src): **\$0/**

Broker: **Robert E. Frank Real Estate**

Ph #: **(847) 356-5263**

Team:

List Agent: **Robert E Frank, GRI**

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Email:

robertefrankrealestate@gmail.com;

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Co-lister:

Ph #:

More Agent Contact Info:

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MLS #: 09387277

Prepared By: Robert E Frank, GRI | Robert E. Frank Real Estate | 09/19/2017 01:26 PM

OF

This is a detailed plat map of Block 180, showing lots 9 through 29. The map includes a north arrow pointing towards the top left. Lot dimensions are provided for most lots, such as 50.00' for Lot 29, 75.00' for Lot 26, and 50.00' for Lot 27. The map also shows the locations of various buildings and structures, including a '2 STORY BLOCK & BUILDING 226 & MAIN ST.' on Lot 26 and a 'FRAME COMMERCIAL BUILDING 226 & MAIN ST.' on Lot 27. Other features include 'ILL. RTE 134' and 'MAIN STREET' at the bottom, 'GRAVEL' areas, 'Asphalt' surfaces, and 'Concrete' foundations. The map is a technical drawing with precise lines and labels, typical of a surveyor's plat.

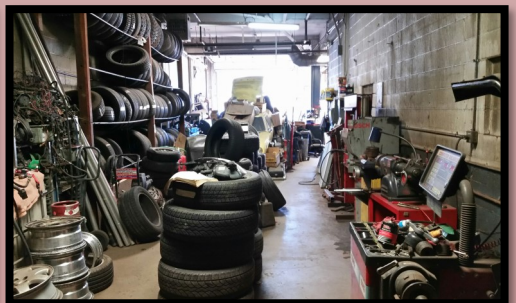
3.3.

Professional Illinois Land Surveyor No. 35-2410

SURVEYED BY:
JAMES R. DIETZ
PROFESSIONAL LAND SURVEYOR
518 Cedar Lake Road
Round Lake, IL 60073

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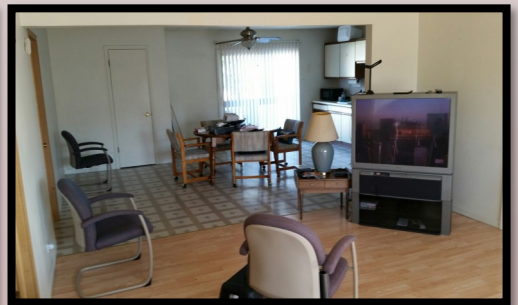
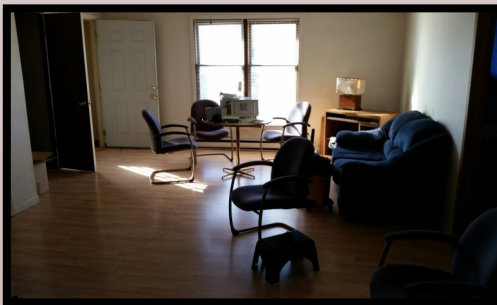


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