



CATON  
COMMERCIAL  
REAL ESTATE GROUP

# COMMERCIAL AUTO REPAIR BUILDING FOR SALE

100 BROOK COURT, BOLINGBROOK, IL 60440



### OFFERING SUMMARY

<b>Sale Price:</b>	\$240,000
<b>Price / SF Building:</b>	\$111.58
<b>Price / SF Land:</b>	\$9.41
<b>Lot Size:</b>	25,495 SF
<b>Building Size:</b>	2,151 SF
<b>Market:</b>	Bolingbrook
<b>Vehicles Per Day Bolingbrook Drive:</b>	30,900
<b>Vehicles Per Day Bolingbrook/ Boughton Intersection:</b>	70,000
<b>2015 Property</b>	\$11,279

### PROPERTY OVERVIEW

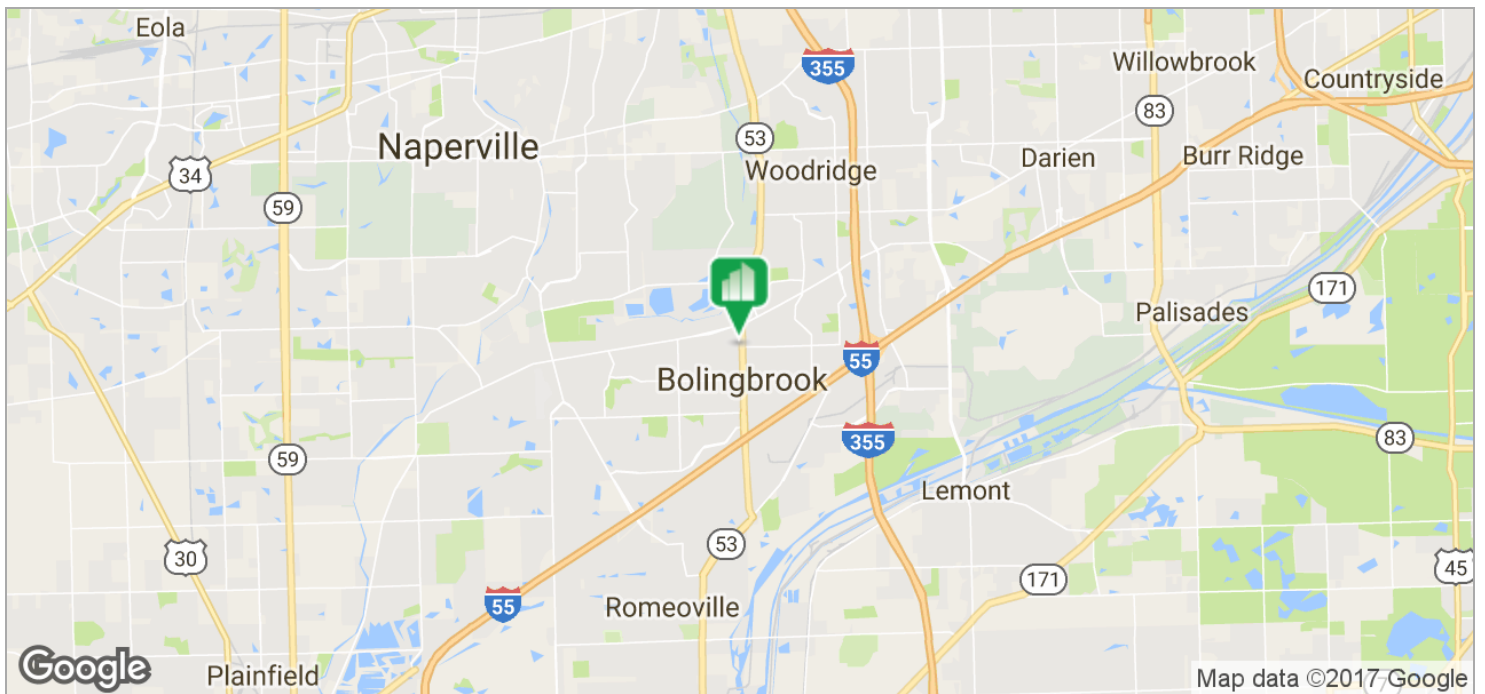
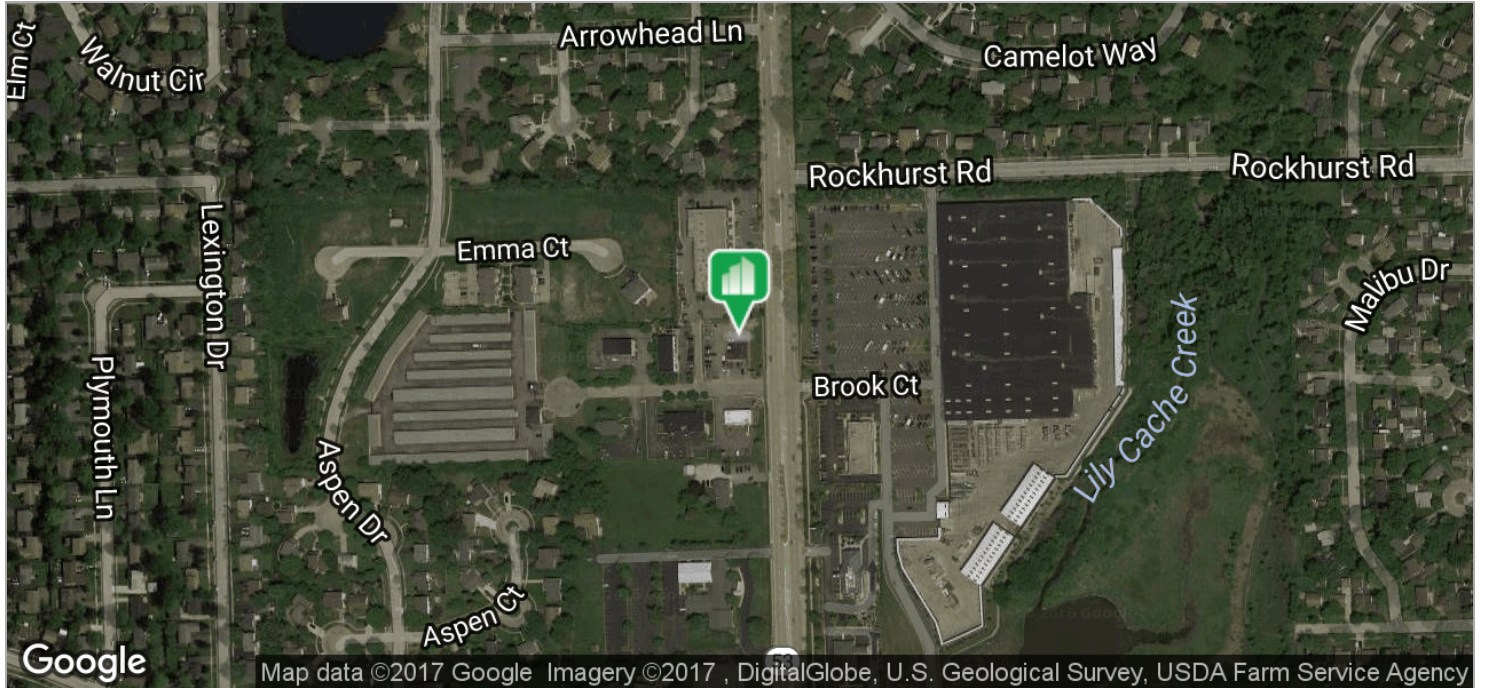
Existing auto repair building on heavily trafficked Route 53. Currently, tenant occupied with month-to-month lease. Significant cash flow. Ideal for owner-user or investor. Property includes 25 parking spaces.

Zoning: B-3 (Highway Commercial)

### LOCATION OVERVIEW

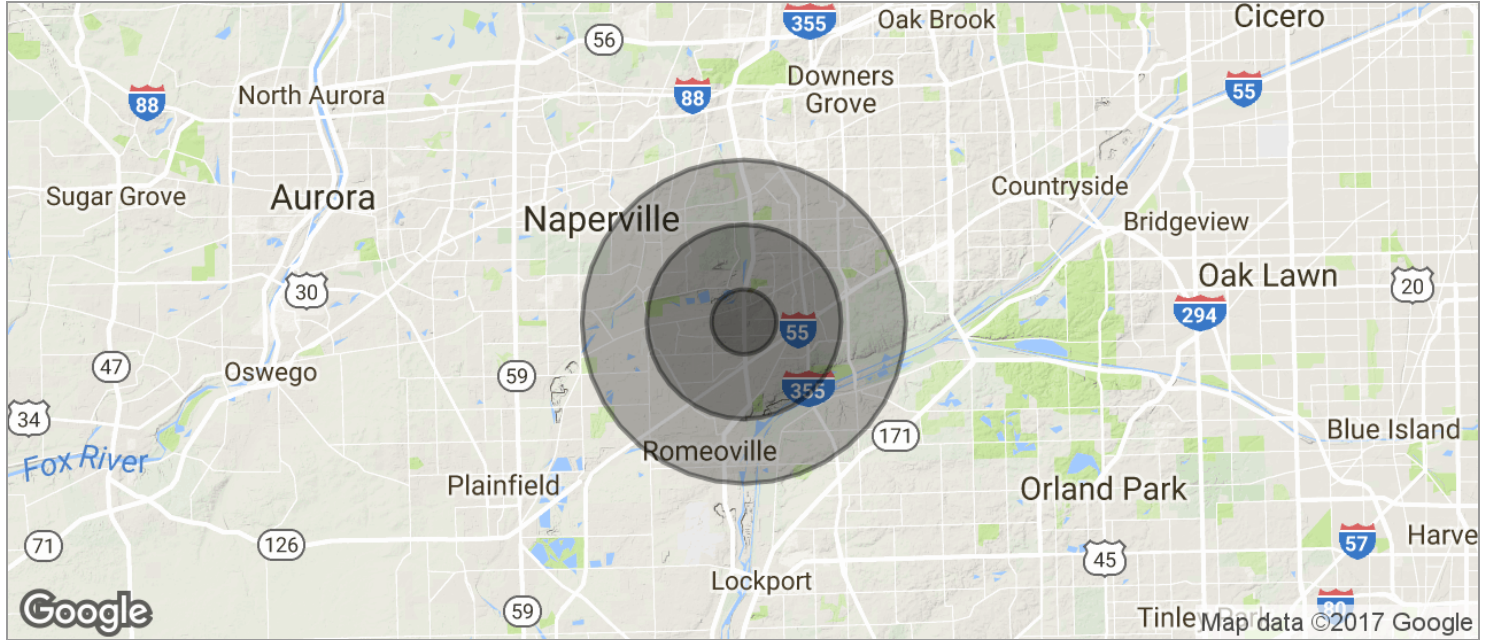
Located at the intersection of N. Bolingbrook Drive (Route 53) and Brook Court. Directly south of Boughton Road in Bolingbrook.







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<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
TOTAL POPULATION	16,698	84,871	199,276
MEDIAN AGE	31.6	33.5	35.7
MEDIAN AGE (MALE)	29.8	32.2	34.7
MEDIAN AGE (FEMALE)	33.7	34.8	36.5
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
TOTAL HOUSEHOLDS	5,088	26,931	67,197
# OF PERSONS PER HH	3.3	3.2	3.0
AVERAGE HH INCOME	\$73,181	\$86,153	\$95,235
AVERAGE HOUSE VALUE	\$227,565	\$306,214	\$336,909

\* Demographic data derived from 2010 US Census