

1725 Wood Street, Round Lake Beach

± 22,610 SF FOR SALE/LEASE



SPECIFICATIONS

SIZE: 22,610 SF Divisible to 2,790-9,010 SF

LAND AREA: 1 Acre

YEAR BUILT: 1985

CEILING HEIGHT: 16' - 17' Clear

LOADING: 8 Drive in Doors

RE TAXES: \$1.19 PSF

SALE PRICE: \$949,000

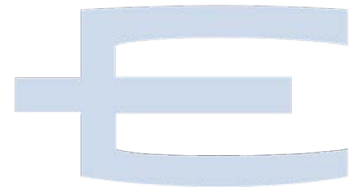
LEASE PRICE: \$7.50 PSF Modified Gross

- 14% Pro-Forma CAP Rate Based on a Fully Leased Building

- Great User-Investor Building or Investment Property
- Currently Generating \$90,900 Modified Gross Per Year on 13,600 SF
- Quasi Retail-Industrial Space with Exposure on Rollins Rd.
- Surrounded by Big Retail Names
- Low Lake County Taxes
- Units Separately Metered
- Triple Catch Basins
- Turn-Key Auto Body Shop
- Brand New State of the Art Paint Booth Available at an Extra Price

Contact:

Brian Bocci
847-310-4296
bbocci@entrecommercial.com



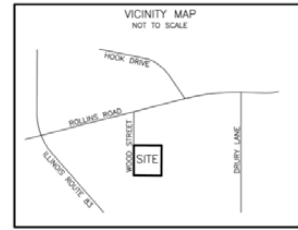
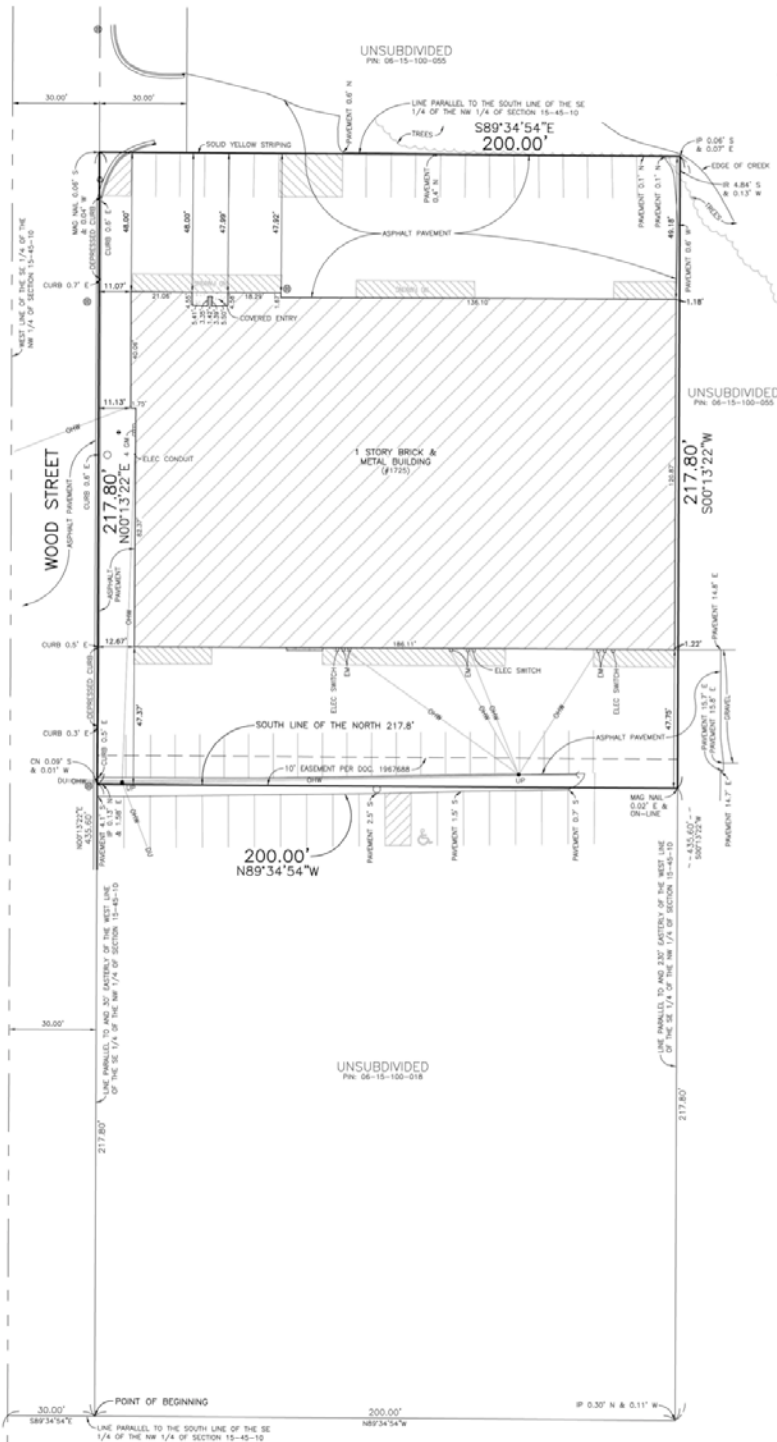
www.entrecommercial.com

3550 Salt Creek Lane, Suite 104, Arlington Heights, IL. 60005

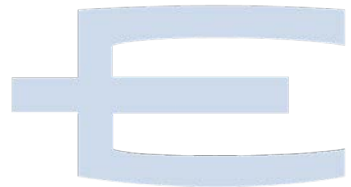
ENTRE
Commercial Realty LLC

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- LEGEND**
- = CROSS NOTCH
 - = DESTINATION UNKNOWN
 - = ELECTRIC
 - = ELECTRIC METER
 - = IRON PIPE
 - = IRON ROD
 - = OVERHEAD WIRES
 - = UTILITY POLE
 - = MANHOLE
 - = ROUND OPEN GRATE MANHOLE
 - = 8" DIA. MONITOR WELL
 - = 8x12 CONCRETE CURB
 - = DEPRESSION CONCRETE CURB
 - = CONCRETE



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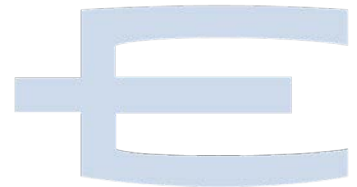
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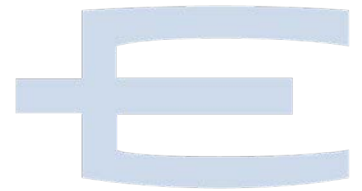
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