

239 W. 162nd St., South Holland, IL

\$225,000



Located in Opportunity Zone

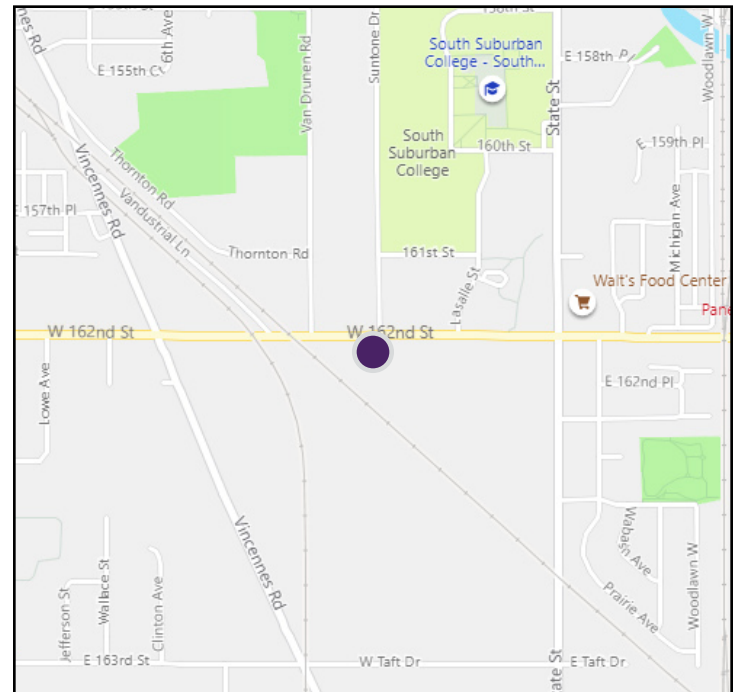
Property Highlights

- 6,500 SF auto-repair shop
- Built-out with 8 service bays plus office/waiting room area
- Leased to long-term tenant
- 5-year extension signed in 2019 with 3.0% annual rent bumps
- Current Annual Rent: \$41,734
- Pedestal sign increases visibility
- 95' of frontage on 162nd St.
- Traffic Count: 26,500 cars daily
- Land Area: 19,950 SF
- Zoning: General Business, South Suburban Community College TIF
- Taxes (2018): \$19,666

Property Overview

A 6,500 square foot leased auto-repair shop is available for sale. The property features eight service bays as well as an office/waiting room and ample parking for cars. Leased to a long-term tenant, a five-year extension was signed in 2019 that includes 3.0% annual rent escalations. The property has 95' of frontage on 162nd St. and a large pedestal sign to increase visibility. Currently, the property generates approximately \$42,000 of annual rent.

The village of South Holland is located approximately three miles from the Chicago city limits and three miles from the Indiana border. 162nd St, a major commercial thoroughfare, is home to the town's commercial business district.



DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
Population	9,938	93,835	256,650
Households	2,954	32,679	89,356
Median Income	\$49,611	\$41,263	\$45,836

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