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Net Leased Car Dealership on Cicero Windy City Motors Available at 6.3% Cap Rate

Windy City Motors 2662 N. Cicero Chicago, IL

\$3,800,000

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Windy City Motors: Net Leased Dealership at 6.3% Cap



Property Overview

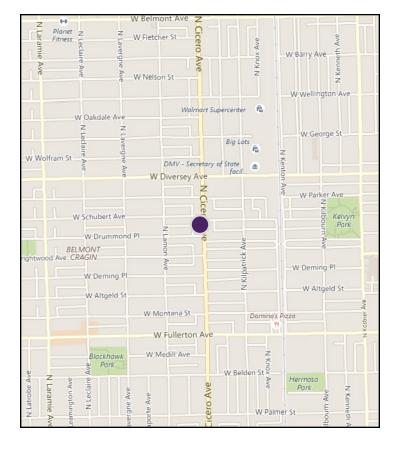
A car dealership with a 14,385 square foot showroom and garage is available for sale. The property is net leased to Windy City Motors through August 2022. The dealership features a large indoor showroom, a garage area with multiple service bays, and a large attached fenced parking lot plus an adjacent 6,200 square foot fenced lot. The dealership is highly visible along busy Cicero Ave.; located at a stoplit corner with 264' of frontage and large signage on Cicero. The property has strong income and has an estimated cap rate of 6.3%.

The Belmont Cragin community in Chicago has benefited from steady growth in population and renewed investment. Local businesses enjoy a strong residential consumer base, great public transportation, and quick access to the Expressway.

DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
Population	59,705	447,122	1,046,871
Households	16,443	144,286	384,130
Median Income	\$54,789	\$65,712	\$83,751

Portfolio Highlights

- 14,385 SF car dealership
- Net leased to Windy City Motors through August 2022
- Property features large showroom, garage area with multiple bays plus two fenced parking lots
- Part of highly trafficked corridor
- Located at stoplit corner
- Highly visible with 264' of frontage
- Est. NOI: \$239,042
- Est. Cap Rate: 6.3%
- Land Area: 38,829 SF
- Traffic Count: 27,700 cars daily
- Zoning: C2-1, Belmont/Cicero TIF
- Adjacent 6,200 SF lot zoned RS-3
- Taxes (2018): \$48,958





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