

# PROPERTY FOR SALE MULTI-USE

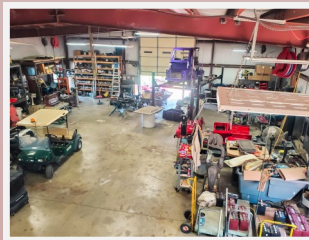


## PROPERTY FEATURES:

- \* 05-11-403-007
- \* 36,575 Sq. Ft. Lot
- \* 3 Buildings:
  - \* 4,000 sf Metal Bldg
  - \* 2 Bedroom Home
  - \* 1,100 sf Garage
- \* 2 Overhead Doors
- \* Over 13,000 Vehicles/Day
- \* Ample Parking

## DIRECTIONS:

*From Wilson Road and Grand Avenue (St. Bede's) go west to # and sign*



**26073 W. Grand Ave.  
Ingleside, IL 60041**

*Price Reduced*  
**\$599,000**

Great Opportunity to house your business and your family! This multi building complex features newer 4,000 sf metal building (built 2007), 2 bedroom ranch with basement and separate 1,100 sf garage. Currently Rapp Supply (custom golf carts) but endless uses. Auto sales, repair, warehouse distribution, income property, retail sales, resale shop, landscapers, plumbing, kitchen/bathroom display, granite shop, flooring store, mixed use, etc... Busy Grand Avenue location with high visibility. Can't reproduce buildings and land at this price. Shop will WOW you with heated floors, large display showroom, two overhead doors and heavy load concrete floors!! Home can be used as rental or house employees. Store classic cars in detached garage or make it a man cave! Ample parking on concrete and asphalt area. Mechanicals in good shape. On sewer and private well! Seller looking to retire after many successful years of operation. Do not disturb employees. Call LO for showing instructions.



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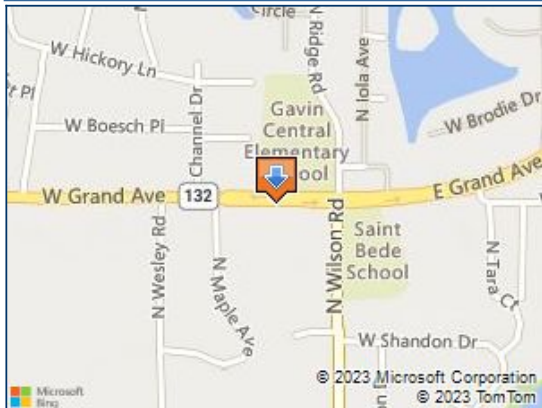


*All information is  
Not Guaranteed*



**Mixed Use**  
 Status: **PCHG** MLS #: **11476302** List Price: **\$599,000**  
 Area: **41** List Date: **07/27/2022** Orig List Price: **\$649,900**  
 Address: **26073 W Grand Ave , Ingleside, IL 60041** List Dt Rec: **07/27/2022** Sold Price:  
 Directions: **From Wilson Road and Grand Avenue (St. Bede's) go west to number and sign.**  
 Closed Date:  
 Off Mkt Date:  
 Township: **Grant** List. Mkt Time: **371** Rented Price:  
 Year Built: **2007** Contract: Lease Price SF/Y: **\$0**  
 Zoning Type: **Commercial** Unincorporated: **Yes** Mthly. Rnt. Price:  
 Actual Zoning: **GC** Built Before 78: **No** CTGF:  
 Subtype: **Automotive** PIN #: **05114030070000** # of Stories: **1**  
 Lot Dimensions: **175 X 209** County: **Lake** Multiple PINs: **No**  
 Land Sq Ft: **36575** Relist: Owners Assoc:  
 Buyer Ag. Comp.: **AS A PERCENTAGE OF THE NET SALE PRICE. THE NET SALE PRICE IS THE GROSS SALE PRICE MINUS AMOUNTS TO BE CREDITED OR PAID TO THE BUYER, AS REFLECTED IN THE INITIAL SALES CONTRACT. (N)** Lease Type:  
 Estimated Cam/Sf:  
 Est Tax per SF/Y:

Mobility Score: -  
 List Price Per SF: **\$94.33** Sold Price Per SF: **\$0** Financing:



Remarks: **Great Opportunity to house your business and your family! This multi building complex features newer 4,000 sf metal building (built 2007), 2 bedroom ranch with basement and separate 1,100 sf garage. Currently Rapp Supply (custom golf carts) but endless uses. Auto sales, repair, warehouse distribution, income property, retail sales, resale shop, landscapers, plumbing, kitchen/bathroom display, granite shop, flooring store, mixed use, etc... Busy Grand Avenue location with high visibility. Can't reproduce buildings and land at this price. Shop will WOW you with heated floors, large display showroom, two overhead doors and heavy load concrete floors!! Home can be used as rental or house employees. Store classic cars in detached garage or make it a man cave! Ample parking on concrete and asphalt area. Mechanicals in good shape. On sewer and private well! Seller looking to retire after many successful years of operation. Do not disturb employees. Call LO for showing instructions.**

Total # Units: <b>3</b>	Total # Tenants: <b>1</b>
# Dishwashers: <b>1</b>	# Washers: <b>1</b>
# Disposals: <b>1</b>	# Fireplaces: <b>1</b>
Office SqFt:	Manufacturing SqFt:
Total # Apartments: <b>1</b>	Total # Offices: <b>1</b>
# Dryers: <b>1</b>	W/D Leased?: <b>No</b>
# Refrigerators: <b>1</b>	# Window AC:
Retail SqFt:	Warehouse SqFt:
	Other SqFt:

Approx Age: **7-15 Years**  
 Type Ownership: **Individual**  
 Frontage/Access: **County Road**  
 Current Use: **Commercial**  
 Potential Use: **Commercial, Industrial/Mfg, Retail**  
 Client Needs: **Cash**  
 Client Will:  
 Known Encumbrances: **None Known**  
 Location: **Mixed Use Area**  
 Geographic Locale: **East/West Corridor**  
 Construction: **Steel, Wood Frame**  
 Exterior: **Steel Siding, Cedar**  
 Foundation: **Concrete**

Roof Structure: **Gable, Steel Joists, Truss**  
 Roof Coverings: **Fiberglass, Metal**  
 Docks/Delivery: **Exterior, Drive-in Doors**  
 Misc. Outside: **Security Gate, Security Lighting, Security System**  
 # Parking Spaces: **60**  
 Indoor Parking: **19-30 Spaces**  
 Outdoor Parking: **51-100 Spaces**  
 Parking Ratio:  
 Misc. Inside: **Accessible Entrance, Heavy Floor Load, Overhead Door/s, Public Restroom/s**  
 Floor Finish: **Concrete, Parquet, Varies**  
 Air Conditioning: **Central Air**  
 Electricity: **Circuit Breakers, 201-600 Amps, 240V Power**  
 Heat/Ventilation: **Forced Air, Gas, Hot Water**  
 Fire Protection: **None**

Water Drainage:  
 Utilities To Site: **Electric to Site, Gas to Site, Sanitary Sewer to Site, Well-Private**  
 Tenant Pays: **Other**  
 Equipment: **Ceiling Fan, Sump Pump**  
 HERS Index Score:  
 Green Disc:  
 Green Rating Source:  
 Green Feats:  
 Backup Info: **Aerial Map, Demographics, Tax Bill, Traffic Counts**  
 Sale Terms:  
 Possession: **Closing**  
 Gas Supplier: **Nicor Gas**  
 Electric Supplier: **Commonwealth Edison**

Gross Rental Income: <b>\$0</b>	Expense Source:	Fuel Expense (\$/src): <b>\$0/</b>
Gross Rent Multiplier: <b>0</b>	Net Operating Income Year:	Electricity Expense (\$/src): <b>\$0/</b>
Total Annual Expenses: <b>\$0</b>	Total Annual Income: <b>\$0</b>	Water Expense (\$/src): <b>\$0/</b>
Annual Net Operating Income: <b>\$0</b>	Tax Year: <b>2021</b>	Scavenger Expense (\$/src): <b>\$0/</b>
Total Monthly Income: <b>\$0</b>	Expense Year:	Insurance Expense (\$/src): <b>\$0/</b>
Real Estate Taxes: <b>\$12,814</b>	Cap Rate:	Other Expense (\$/src): <b>\$0/</b>

Broker: **Robert E. Frank Real Estate (2412) / (847) 356-5263**  
 List Broker: **Robert E Frank, GRI (11927) / (847) 356-5263 / robertefrankrealestate@gmail.com; Landman5263@aol.com**  
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MLS #: 11476302

Prepared By: Robert E Frank, GRI | Robert E. Frank Real Estate | 08/01/2023 03:41 PM