

# MILLENNIUM PROPERTIES R/E

## Established Firestone Franchise and Auto Facility For Sale

*Business Plus Real Estate*

**\$1,900,000**

*Potential for SBA loan with just 10.0% down*



# 20700 Caton Farm Rd.: Firestone Franchise with Auto-Repair Shop



## Property Highlights

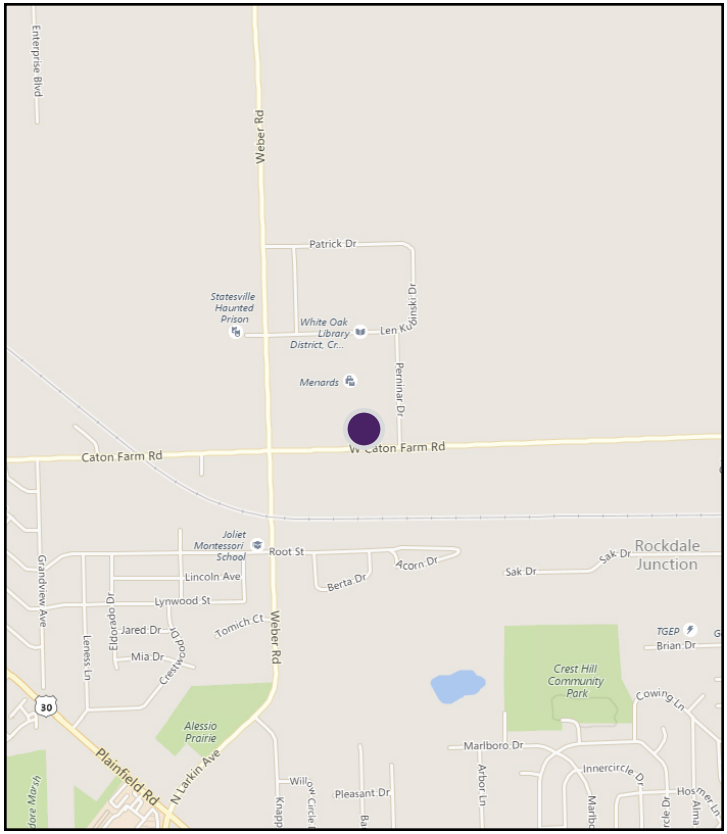
- Well-established Firestone auto-repair franchise
- 8,000 SF auto-repair shop
- Built-out with 8 service bays plus office/reception area
- Additional 2,400 SF warehouse area with dedicated drive-in door
- Business established in 1997
- Outlot to Menard's location
- Close to busy intersection of Weber and Caton Farm Rd.
- Highly visible signage
- 2017 EBITDA: \$237,523
- Land Area: 37,897 SF
- Zoning: B-3, business service
- Taxes (2018): \$23,345

## Property Overview

A well-established tire and auto repair shop is also available for sale. Angelo's Firestone has been in business since 1997 and has a strong reputation for quality work. The company has been serving customers in Joliet, Romeoville and Crest Hill from this location since 2008.

The business is located in an 8,000 square foot auto-related retail building that is included in the sale. The property is built-out with eight service bays plus a reception and office area. The building also includes a 2,400 square foot warehouse space with a dedicated drive-in door. The building is an outlot to a big box retail store, located just off of a busy intersection in Crest Hill. The property has highly visible signage on all sides of the free-standing building. Please note, the business owner makes rental payments to the owner of the building.

Crest Hill is a largely residential community located in the southwest suburbs of Chicago.



DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
Population	4,122	75,772	195,793
Growth 2017-2022	1.67%	0.50%	0.45%
Households	1,834	26,972	67,087