

115 South Ave., Waukegan, IL

**\$420,000**



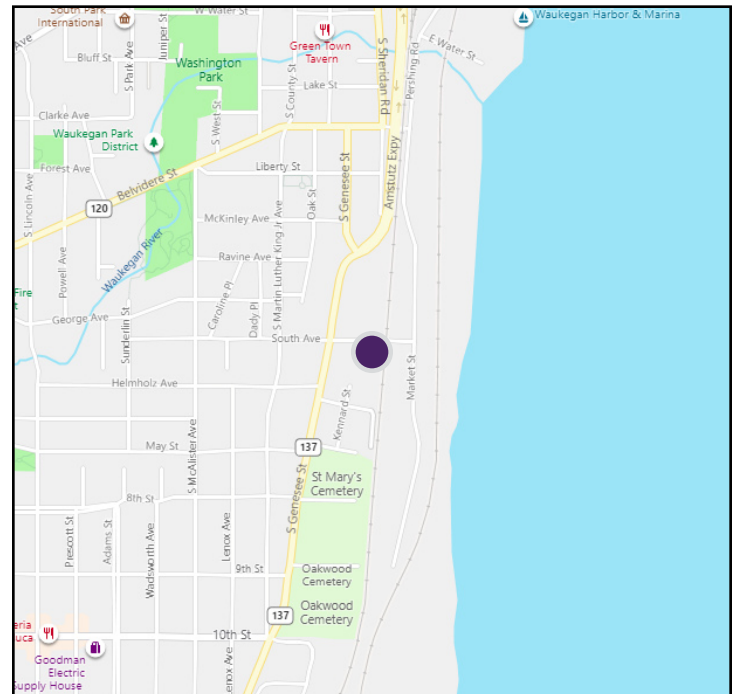
## Property Highlights

- 8,735 SF multi-family building
  - Eight 2-bed apartments
  - Two 1-bed apartments
  - Leased garage parking
- Potential to add value thru leasing
- Includes on-site laundry
- Some units recently updated
- Many long-term tenants
- Just off Sheridan Rd.
- Near Family Dollar, parks and more
- Current Income: \$62,220
- Pro Forma NOI: \$55,585
- Land Area: 10,644 SF
- Zoning: I-2
- Taxes (2017): \$16,185

## Property Overview

An 8,735 square foot multi-family building near Sheridan Rd is available for sale. The property is divided into eight 2-bed and two 1-bed apartments and there is an on-site laundry. Some of the units have been recently updated. The property has potential to add value through leasing; many of the current residents are long-term tenants. Close to Family Dollar, several parks and more, this is a convenient location in Waukegan. This is a great opportunity for an investor looking to add value.

Located on Lake Michigan 35 miles north of Chicago, Waukegan is the largest city in Lake County. The city has a revitalized downtown and is the ninth largest city in the state.



DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
Population	14,117	84,455	139,728
Households	3,918	23,782	41,535
Average Income	\$41,885	\$52,252	\$68,941

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