

404 10th St., Waukegan, IL

\$160,000



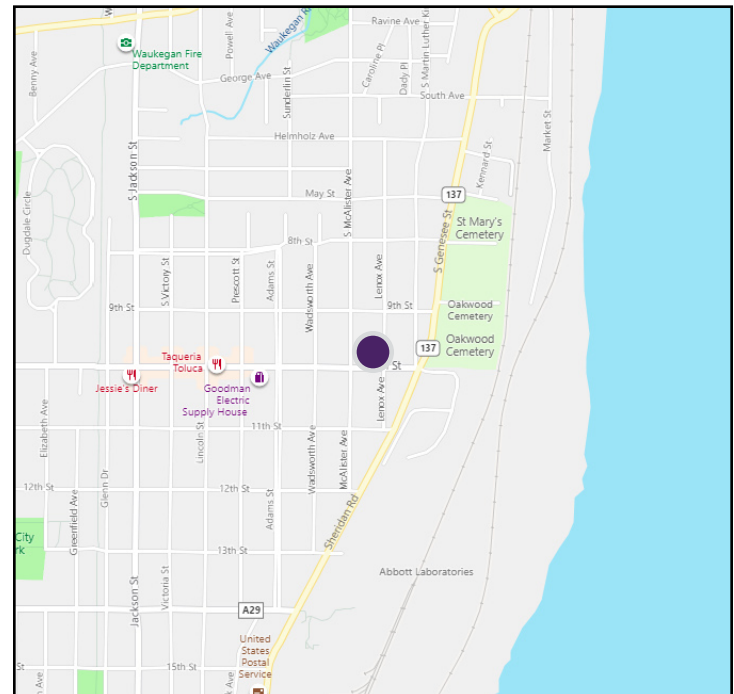
Property Highlights

- 3,840 SF mixed-use building
 - Four 2-bed apartments
 - 950 SF leased storefront
- Large leased garage
- Parking pad available for tenants
- Windows updated in 2014
- Newer kitchens in apartments
- Close to schools, shopping and dining on 10th St.
- Current Income: \$34,080
- Pro Forma NOI: \$22,713
- Land Area: 11,723 SF
- Zoning: R-3
- Taxes (2017): \$5,067

Property Overview

A five-unit mixed-use building at the corner of 10th and Lenox is available for sale. The building has four 2-bedroom apartments and a 950 square foot storefront space. The windows were updated in 2014 and all of the apartments include newer kitchens. There is a large garage at the rear of the property that is leased month-to-month; a parking pad is also available for tenant parking. The property is close to schools, shopping and dining on 10th St.

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 | 14,788 | 82,864 | 137,237 |
| Households | 3,827 | 21,766 | 40,711 |
| Average Income | \$42,986 | \$51,934 | \$70,661 |

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