

2420 Hiller Ridge, Johnsburg, IL

\$565,000



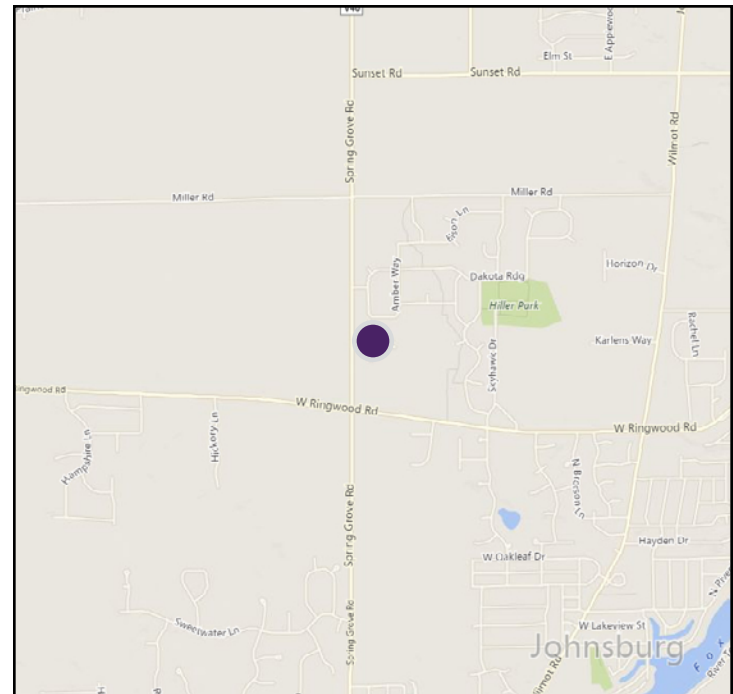
Property Highlights

- 12,420 SF industrial warehouse
- 100% leased to single tenant
- Tenant has been in garage/tire shop business since 1959
- Current lease expires June 2020
- Includes 1,000 SF office area
- Ceiling Heights: 16' to 18'
- Large parking lot
- Current Annual Rent: \$79,142
- Owner pays only tax & insurance
- Est. 2018 NOI: \$63,189
- Loading: 3 drive-in doors, 2 docks
- Land Area: 44,220 SF
- Zoning: M-1
- Taxes (2016): \$15,141

Property Overview

Just off Spring Grove Rd., this 12,420 square foot industrial building is 100% leased to a garage and tire shop. The tenant has been in business since 1959 and the current lease expires in 2020. The warehouse is built out with a 1,000 square foot office area, 16' to 18' ceilings, two dock doors, three drive-in doors and includes a large parking lot. The building expenses are low, with the owner only responsible for property taxes and insurance.

Johnsburg is located in McHenry County in the far north-west suburbs of Chicago. This middle class community has approximately 6,300 residents and 2,100 households.



DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
Population	1,201	17,294	53,201
Households	394	6,401	20,475
Median Income	\$87,500	\$76,179	\$66,254

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