

221-231 E CALHOUN ST.
WOODSTOCK, IL 60098

FOR SALE

MLS # 11628117

September 19, 2022



MULTI-TENANT BLDG.
5 UNITS • 9,815 SF

\$515,000 \$52.47 psf

DESCRIPTION

5 Unit Commercial Building

9,815 SF Multi-tenant commercial building near the Historic Woodstock Square. This building is currently broken up into 5 separate units with 3 of them currently leased. One vacant unit is a \$4,029 SF retail/office unit and the other is an 871 SF retail/office unit.

Purchase the building and use it for your business as you collect rents, which generate \$4,949/mo.

Ideal value-add for a user/investor OR as a development site in this TIF district with other developments going on nearby. This area of Woodstock, just outside of the Square is beginning to boom, especially with multi-family type concepts.

Taxes being reduced after protest by ownership. Contact broker for rent roll and financials. Please do not disrupt the tenants.

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	10,889	26,967	31,178
Avg Household Income	\$59,889	\$68,950	\$94,788

No warranty or representation is made as to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice. This document is for information purposes only. No offer of sub-agency is being made.

SPECIFICATIONS

Description	Multi-Tenant Building
Building Size	9,815 SF
Land Size	15,240 SF
Year Built	1991
HVAC System	GFA / Central Air
Electrical	200 AMP
Sprinklers	No
Washrooms	1 per Unit
Ceiling Height	9'
Parking	5 Private + Public Lot
Sewer/Water	City
Zoning	B3
Taxes	\$20,826 (2021) Disputed and being Reduced
PIN	13-05-384-005,006



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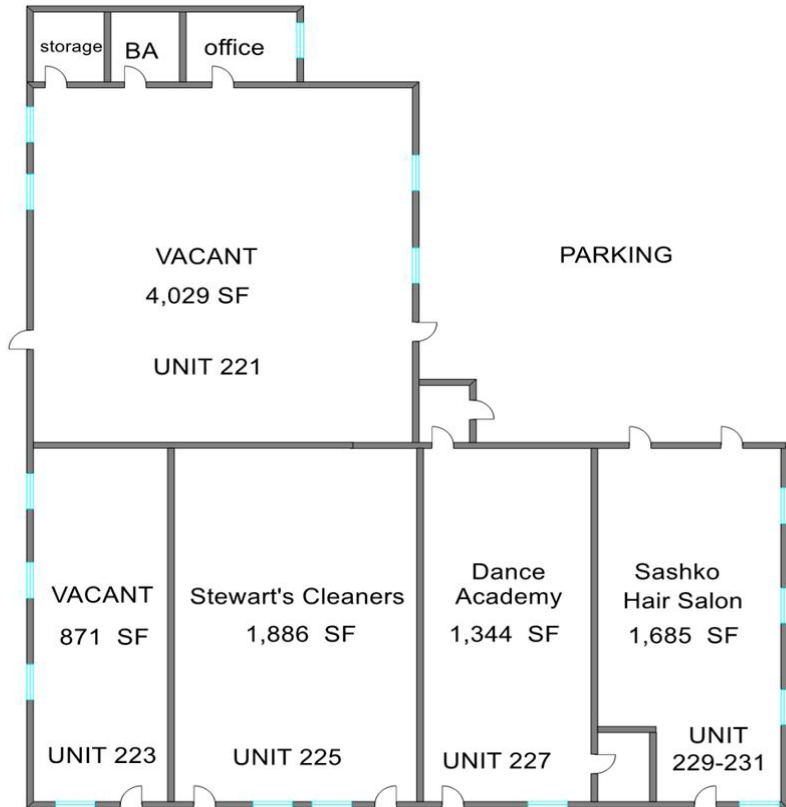
BruceK@PremierCommercialRealty.com

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PUBLIC TRAIN LOT



Measurements Approximate

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