



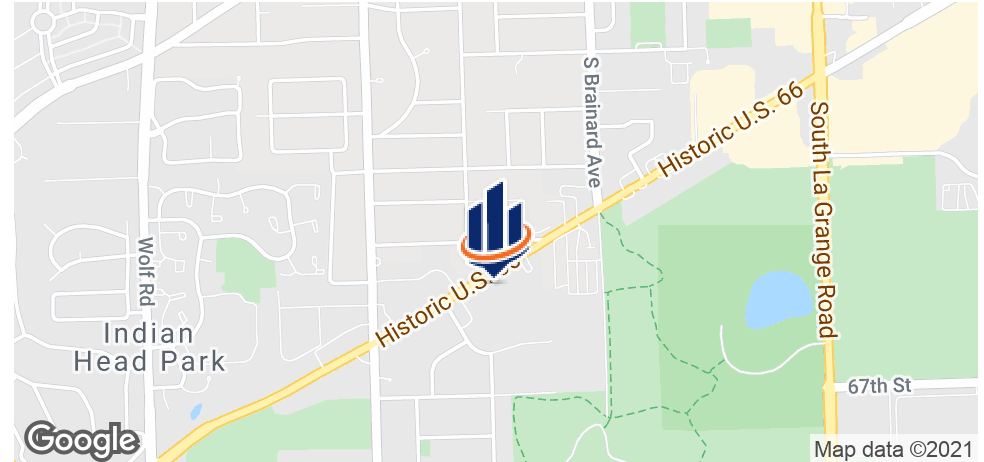
# AUTO DEALER / SERVICE FACILITY

6420 JOLIET RD  
COUNTRYSIDE, IL 60525

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# Property Summary



## OFFERING SUMMARY

Sale Price:	\$3,750,000
Lot Size:	3.18 Acres
Year Built:	1987
Building Size:	18,760 SF
Renovated:	2018
Zoning:	B3
Market:	Chicago
Submarket:	West Suburbs
Traffic Count:	20,600
Price / SF:	\$199.89

## PROPERTY OVERVIEW

A great plug and play opportunity for an automotive/motor vehicle dealer and service facility. Potential for monument signage on Joliet Road. Ownership has made interior and exterior improvements in 2018. Some of those improvements include resurfacing, striping, LED exterior lighting, interior high efficiency lighting, ADA bathrooms, ADA grading of hardscape, HVAC replacement and more. Showroom area great is great for indoor display and the outside showroom created by the roof overhang is a unique feature in the Chicago market. Owner had recent phase 1 environmental study completed. A strong market with many new car dealers located east of the subject property. This location has ease of access to I-55 and I-294. Property has ample parking spots and a service department with room for 16 car lifts. A great opportunity for the right owner or tenant. Taxes paid in 2017 were \$63,555.85.

## PROPERTY HIGHLIGHTS

- Auto Dealer / Service Facility
- Substantial upgrades 2018
- Strong retail corridor for auto/motor sales
- 3.18 acre site 321 parking spaces
- Minutes from full interchange of I-55 & I-294

Map source: [Google Maps](#) | [Aerial View](#) | [Satellite View](#)



# Additional Photos



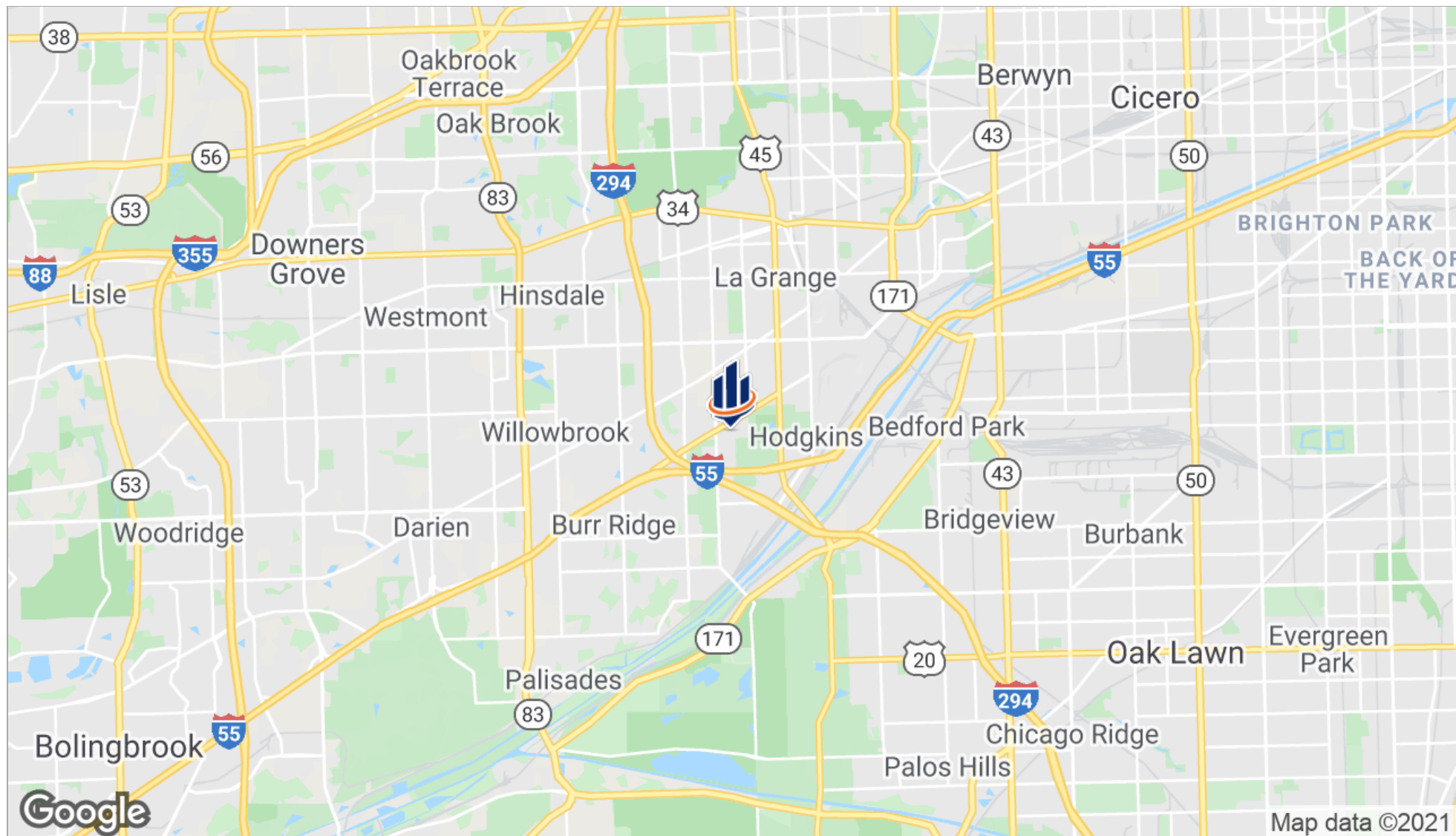


# Additional Photos





# Location Maps



## A map of the Chicago metropolitan area and surrounding regions, including Schaumburg, Des Plaines, Evanston, Skokie, Hanover Park, Elk Grove Village, Carol Stream, Wheaton, Naperville, Bolingbrook, Lemont, Romeoville, Crest Hill, Joliet, New Lenox, Frankfort, Mokena, Tinley Park, South Holland, Homewood, Matteson, and Chicago Heights. The map features several major highways (Interstates 90, 55, 54, 290, 294, 355, 88, 53, 59, 80, 45, 394, 94, 41, 14, 19, 38, 56, 58) and local roads. Two concentric circles are drawn around a central point in Chicago, representing travel time zones. The inner circle is labeled '1 hour' and the outer circle is labeled '2 hours'. The area between the two circles is shaded gray, and the area inside the inner circle is shaded darker gray. The map is sourced from Google Maps, with data from 2021.

\* Demographic data derived from 2010 US Census