

MULTI USE FOR SALE

39151 N JACKSON DRIVE

39151 N Jackson Drive, Spring Grove, IL 60081



OFFERING SUMMARY

| | |
|-------------------------|-------------------------------|
| SALE PRICE: | \$629,000 |
| NUMBER OF UNITS: | 8 |
| LOT SIZE: | 32,809 SF |
| BUILDING SIZE: | 2,500 SF |
| RENOVATED: | 2005 |
| ZONING: | RC-Recreational Commercial |
| MARKET: | Chicago |
| SUBMARKET: | Northwest Suburbs |
| PRICE / SF: | \$251.60 |

PROPERTY OVERVIEW

New Price-\$629,000 (was \$649,000) Waterfront property with income from 7 residential units plus bar with video gaming. Owner updated with \$250k in overall improvements including flooring, concrete, steel support beams, electrical all to local code in main building. With 168/ft of frontage to Chain of Lakes, property also has approval for installation of 18 boat slips offering additional income opportunity for new ownership. Current income generating approx. \$60k/annually. Contact Listing Broker Joe H for more details and to schedule a site visit.

PROPERTY HIGHLIGHTS

- Waterfront Access to Chain of Lakes
- 168' of waterfront-outstanding views
- Updates throughout bar and main structure
- Annual Income approximately \$60k
- Approved for up to 18 boat slips-additional income opportunity

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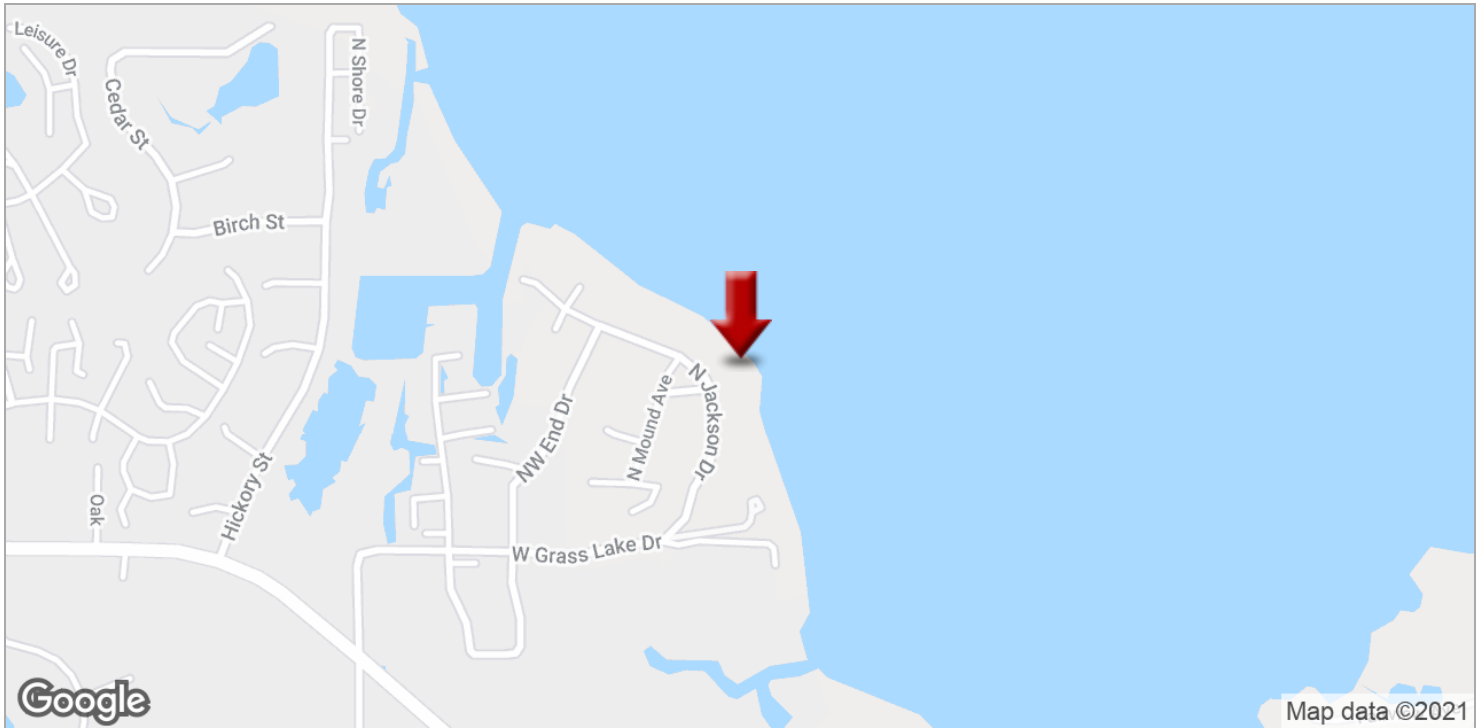
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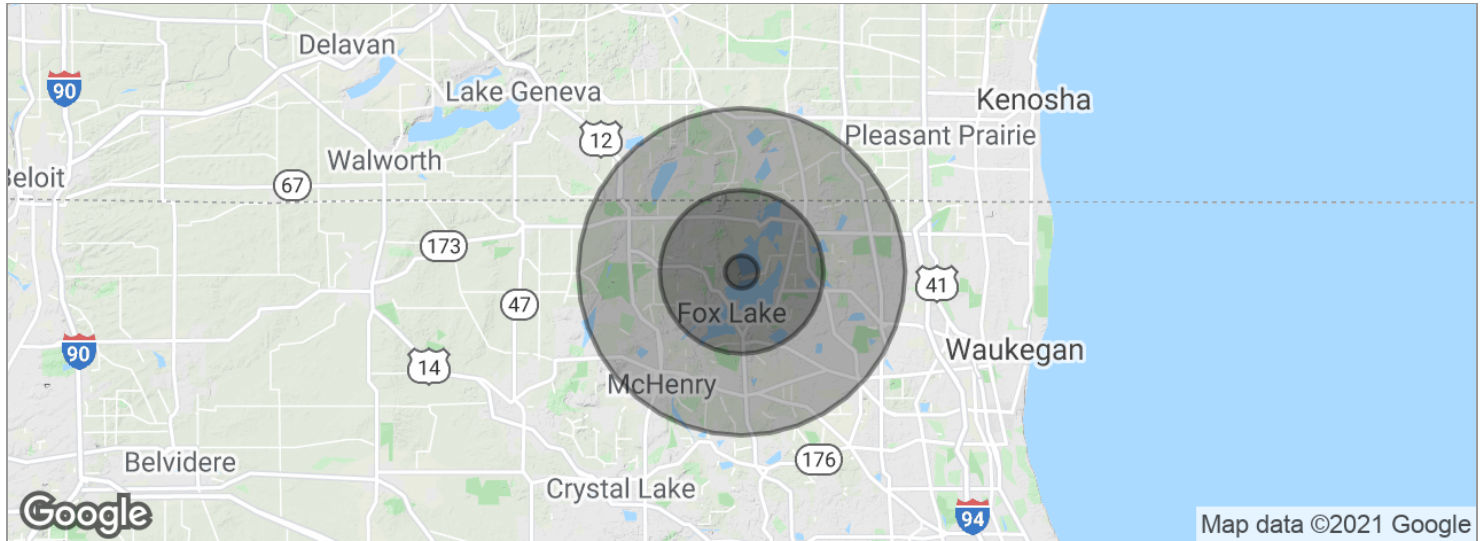
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| POPULATION | 1 MILE | 5 MILES | 10 MILES |
|--------------------------------|---------------|----------------|-----------------|
| Total population | 1,405 | 57,855 | 259,088 |
| Median age | 46.2 | 40.0 | 36.4 |
| Median age (male) | 45.8 | 38.8 | 35.4 |
| Median age (Female) | 47.6 | 40.7 | 37.0 |
| HOUSEHOLDS & INCOME | 1 MILE | 5 MILES | 10 MILES |
| Total households | 665 | 22,502 | 93,746 |
| # of persons per HH | 2.1 | 2.6 | 2.8 |
| Average HH income | \$71,626 | \$79,688 | \$81,317 |
| Average house value | \$319,493 | \$280,615 | \$265,131 |

* Demographic data derived from 2010 US Census

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