



ROBERT E. FRANK
OWNER / MANAGING BROKER
847-508-5263



Commercial BUILDING FOR SALE

ASKING
\$ 375,000

**131 E. ROLLINS RD.
ROUND LAKE BEACH, IL 60073**

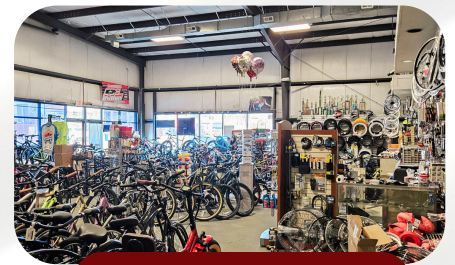


ABOUT PROPERTY

LOCATION LOCATION LOCATION!! This 4,200 square foot, well built structure has low maintenance steel roof/siding and high visibility on Rollins Road. Building is slab on grade, clear span and insulated. Has double door access on two sides (an overhead door can be added). Constructed in 1995 to house BG Cyclery. Great retail location near Thorntons, Wendys, Kohl's, Popeyes, Meijers, Dunkin Donuts. C-3 zoning allows retail, office, restaurant, dollar store, grocery store, etc... Allows auto/motorcycle sales and or repair with special use permit. Great exposure on Rollins Road at signalized intersection of Rollins and Orchard. Existing layout includes large showroom w high ceilings plus office and warehouse/loft area. TRANE HVAC with Central air! Over 30,000 cars pass each day! Operator of B & G Cyclery willing to consider a lease agreement OR will consider selling business with inventory to a new operator. Long time building owner looking to retire! Please do not disturb employees/customers. No sign.



AERIAL



STOREFRONT



SHOWROOM

FEATURES

- Approx. 4,200 sf Bldg.
- Over 30,000 Vehicles Per Day (per IDOT)
- Great Exposure on Rollins Road
- Signalized Intersection
- Built in 1995
- C-3 Zoning
- 06-16-305-001
- 06-16-305-002

- 📞 847-356-LAND
- 📍 P.O. BOX 1111, LAKE VILLA, IL 60046
- 🌐 WWW.ROBERTEFRANKREALESTATE.COM
- ✉ ROBERTEFRANKREALESTATE@GMAIL.COM



Retail/Stores
 Status: **NEW**
 Area: **73**
 Address: **131 E Rollins Rd , Round Lake Beach, IL 60073**
 Directions: **State Route 83 to Rollins, West on Rollins to address. No sign (BG CYCLE)**
 Closed Date:
 Off Mkt Date:
 Township: **Avon**
 Zoning Type: **Commercial**
 Actual Zoning: **C3**
 Subtype: **Free Standing Store**
 Lot Dimensions: **125 X 82**
 Apx. Tot. Bldg SF: **4200**
 Land Sq Ft: **10066**
 Net Rentable Area: **4200**
 Mobility Score: -

MLS #: **12183911** List Price: **\$375,000**
 List Date: **10/08/2024** Orig List Price: **\$375,000**
 List Dt Rec: **10/09/2024** Sold Price:
 Lst. Mkt. Time: **3** Rented Price:
 Contract: Lease Price SF/Y:
 Concessions: Mthly. Rnt. Price:
 Unincorporated: **No** CTGF:
 Subdivision: County: **Lake**
 Year Built: **1995** PIN #: **06163050010000**
 Relist: Multiple PINs: **Yes**
 List Price Per SF: **\$89.29** Min Rentbl. SF: **4200**
 Sold Price Per SF: **\$0** Max Rentbl. SF: **4200**
 Lot Size Source: **County Records**
 # Stories: **1** # Units: **1**
 Gross Rentbl. Area: **4200** Unit SF: **4200 (Leasable Area Units: Square Feet)**
 # Tenants: **1** Lease Type:
 Estimated Cam/Sf: Estimated Tax per SF/Y:



Remarks: **LOCATION LOCATION LOCATION!! This 4,200 square foot, well built structure has low maintenance steel roof/siding and high visibility on Rollins Road. Building is slab on grade, clear span and insulated. Has double door access on two sides (an overhead door can be added). Constructed in 1995 to house BG Cyclery. Great retail location near Thorntons, Wendys, Kohl's, Popeyes, Meijers, Dunkin Donuts. C-3 zoning allows retail, office, restaurant, dollar store, grocery store, etc... Allows auto/motorcycle sales and or repair with special use permit. Great exposure on Rollins Road at signalized intersection of Rollins and Orchard. Existing layout includes large showroom w high ceilings plus office and warehouse/loft area. TRANE HVAC with Central air! Over 30,000 cars pass each day! Operator of B & G Cyclery willing to consider a lease agreement OR will consider selling business with inventory to a new operator. Long time building owner looking to retire! Please do not disturb employees/customers. No sign.**

Frontage Acc: **City Street, County Road**
 Current Use: **Commercial**
 Known Encumbrances: **First Mortgage**
 Location: **Central Business District**
 # Drive in Doors: **0**
 # Trailer Docks: **0**
 Ceiling Height: **20**
 Gas Supplier: **Nicor Gas**
 Electric Supplier: **Commonwealth Edison**

Construction: **Steel**
 Exterior: **Steel Siding**
 Foundation: **Concrete**
 Roof Structure: **Metal Decking**
 Roof Coverings: **Metal**
 Docks: **None**
 Misc. Outside:
 # Parking Spaces: **15**
 Indoor Parking: **1-5 Spaces**
 Outdoor Parking: **13-18 Spaces**
 Parking Ratio:
 Extra Storage Space Available: **Yes**
 Misc. Inside: **Accessible Washroom/s, Heavy Floor Load, Private Restroom(s), Public Restroom(s), Storage Inside**
 Floor Finish: **Concrete**

Air Conditioning: **Central Air**
 Electricity: **101-200 Amps**
 Heat/Ventilation: **Forced Air, Gas**
 Fire Protection: **Smoke or Fire Protectors**
 Water Drainage:
 Utilities To Site: **Electric to Site, Gas to Site, Sanitary Sewer to Site, Water-Community, Water to Site**
 Tenant Pays: **Air Conditioning, Electric, Heat, Real Property Taxes, Insurance**
 HERS Index Score:
 Green Disc:
 Green Rating Source:
 Green Feats:
 Backup Info: **Aerial Map, Tax Bill, Traffic Counts, Backup Package**
 Sale Terms:
 Possession: **Closing**

Financial Information

Gross Rental Income: **\$0**
 Annual Net Operating Income: **\$0**
 Real Estate Taxes: **\$10,948**
 Tax Year: **2023**
 Special Assessments: **No**
 Fuel Expense (\$/src): **/**
 Trash Expense (\$/src): **/**

Individual Spaces (Y/N):

Total Income/Month:
 Net Operating Income Year:
 Total Annual Expenses: **\$0**
 Expense Source: **Actual**
 Frequency: **Not Applicable**
 Electricity Expense (\$/src): **/**
 Insurance Expense (\$/src): **/**

Total Building (Y/N):

Yes
 Total Income/Annual: **\$0**
 Cap Rate:
 Expense Year:
 Loss Factor:
 Water Expense (\$/src): **/**
 Other Expense (\$/src): **/**

Operating Expense Includes:

Broker: **Robert E. Frank Real Estate (2412) / (847) 356-5263**
 List Broker: **Robert E Frank, GRI (11927) / (847) 356-5263 / robertefrankrealestate@gmail.com; Landman5263@aol.com**
 CoList Broker:
 More Agent Contact Info:

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MLS #: 12183911

Prepared By: Robert E Frank, GRI | Robert E. Frank Real Estate | 10/10/2024 02:18 PM