

Absolute REAL ESTATE AUCTION

South Holland - Cook County, IL



2% Broker Participation Fee Offered
Brokers - Contact Auction Company for
Broker Participation Terms

AUCTION SITE & PROPERTY

Monday, August 1 - 11:00 am

RETAIL/OFFICE SPACE
COMMERCIAL PROPERTY
The 837 Business Center

AUCTION LOCATION: On Site; 837 E. 162nd St., South Holland, IL 60473.

PROPERTY LOCATION: 837 East 162nd Street, South Holland, IL 60473. From I 94 take Exit 73A (Exit signs say US 6 West/159th St.) and go west on E. 162nd Street (US 6) to 837 E. 162nd St., South Holland, IL. Property is approximately .6 mile west of I 94.

PROPERTY DESCRIPTION: This property offers a great location at the southeast corner of E. 162nd St. (US Rte. 6) and Maryland Ave. This 2 story brick building has approximately 12,600 square feet (90'± x 70'±). The owner believes the building was built in 1967 or before. This retail/office building has 5 units on the first floor of which two are occupied by one tenant. All of the first floor units are leased except one. There are presently 9 units on the second floor and all are leased.

The lot is approximately 135' wide (162nd St. frontage) x approximately 194' deep (Maryland Ave. frontage). There is 26,448 square feet or .607 acres per survey. There is one curb cut on 162nd St. and two curb cuts on Maryland Ave. There are 42 parking spaces.

The current owner of The 837 Business Center is the Van Drunen Trust (Mr. Jim Van Drunen). Jim's father, the late Peter Van Drunen, purchased the property in 1978. It has been successfully operated by the Van Drunen Family ever since. Mr. Jim Van Drunen, as well as several other members of the family, have moved to Fort Lauderdale, Florida, where they now invest in similar commercial real estate properties. The Van Drunen family is selling The 837 Business Center so as to reinvest the capital in real estate investments near their current home in Florida.

For those parties interested in Redevelopment, please note the following. In the past, several national chain companies have expressed interest in buying the property to redevelop for their use. This redevelopment potential is enhanced by the 17,000± square feet of vacant land to the east of this property.

ADDRESS: 837 E. 162nd St., South Holland, IL 60473. Additional addresses at this property: 833 E. 162nd St., 835 E. 162nd St, 839 E. 162nd St., 841 E. 162nd St. and 16205 South Maryland Ave.

ZONING: GB (General Business)

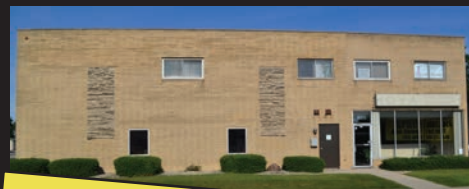
TAXES: 2014 pay 2015 \$57,876.74

Within Gateway East TIF District

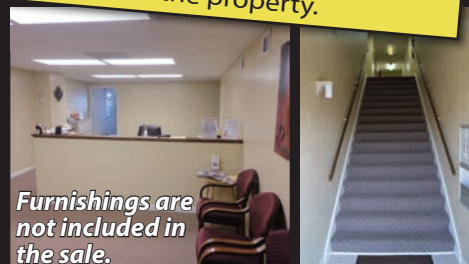
Owner: Van Drunen Trust

Sale Manager: Matt Wiseman

NOTE: The 17,000± square feet of vacant land adjoining The 837 Business Center on the east is for sale by Ralph Edgar Properties, at the price of \$255,000 and interested parties should contact Mr. Edgar at (708) 606-6001. Schrader Real Estate and Auction Company, Inc. is not an agent of Ralph Edgar Properties.



INSPECTION DATES:
Thursday, June 30 - 3-5 PM
Tuesday, July 19 - 3-5 PM
Meet a Schrader Representative
at the property.



Furnishings are
not included in
the sale.

Contact Auction Company for Detailed
Information Book with Additional Due-
Diligence Materials on the Property.

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2% Buyer's Premium - See Terms and Conditions