

PRICE REDUCTION CAR DEALERSHIP PROPERTY - BOURBONNAIS - FOR SALE

515 WILLIAM R LATHAM SENIOR DRIVE, BOURBONNAIS, IL 60914



EXCLUSIVELY PRESENTED BY:

BUCK TAMBLYN

Broker

815.549.4301

bucktamblyn@mccolly.com



29 HERITAGE DR, | BOURBONNAIS, IL 60914 | MCCOLLYCRE.COM

FOR SALE

PRICE REDUCTION - CAR DEALERSHIP PROPERTY

515 William R Latham Senior Drive, Bourbonnais, IL 60914



Sale Price **\$2,599,000**

PROPERTY OVERVIEW

Situated on over 4.5 acres on a corner lot, this dealership has high visibility with over 15,000 VPD at your doorstep.

OFFERING SUMMARY

Building Size: 17,235 SF

Its proximity to other dealerships adjacent and across the street ensures a constant flow of potential customers!

Price / SF: \$150.80

The 17,235 SF building consists of office space, inside showroom, service area/shop space, customer waiting area, employee break room, parts department and more!

Zoning: B-2

Real Estate Taxes: \$39,225

The car lot/parking area boasts over 150 parking spots with an additional 1.5 acres of land that could be converted to additional sales lot space if desired.

This property has a record of being a well established car dealership for close to 5 decades with continued strong commercial growth in the area!

Property and building for sale only, business not included.

Great location in the Commercial Business District of Bourbonnais! Call today!

**McCOLLY BENNETT
COMMERCIAL ADVANTAGE**

29 Heritage Dr
Bourbonnais, IL 60914
P: 815.929.9381
mccollycre.com

**BUCK TAMBLYN
BROKER**

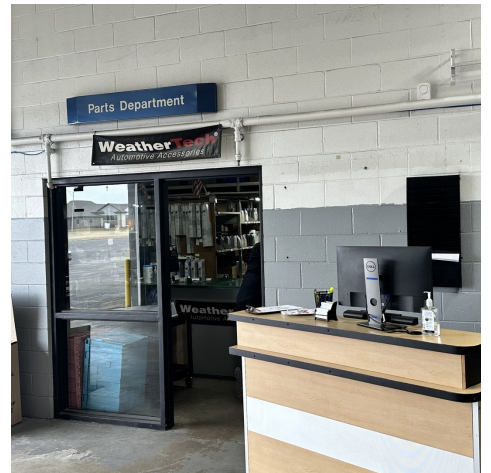
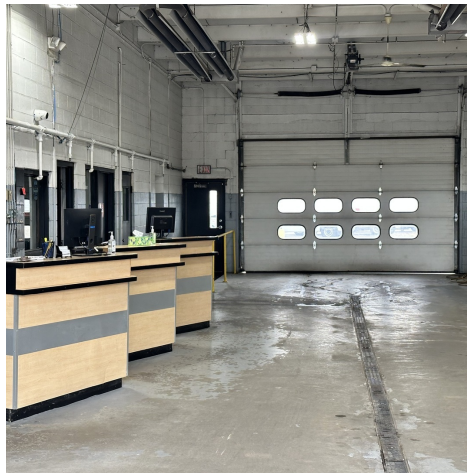
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The information contained herein, we believe, has been obtained from reasonably reliable sources, and we have no reason to doubt the accuracy of such information; however, no warranty or guarantee either expressed or implied, is made with respect to the accuracy thereof. All such information submitted is subject to error, omissions, or changes in conditions, prior to sale, lease, or withdrawal without notice. All information contained herein should be verified to the satisfaction of the persons relying thereon.

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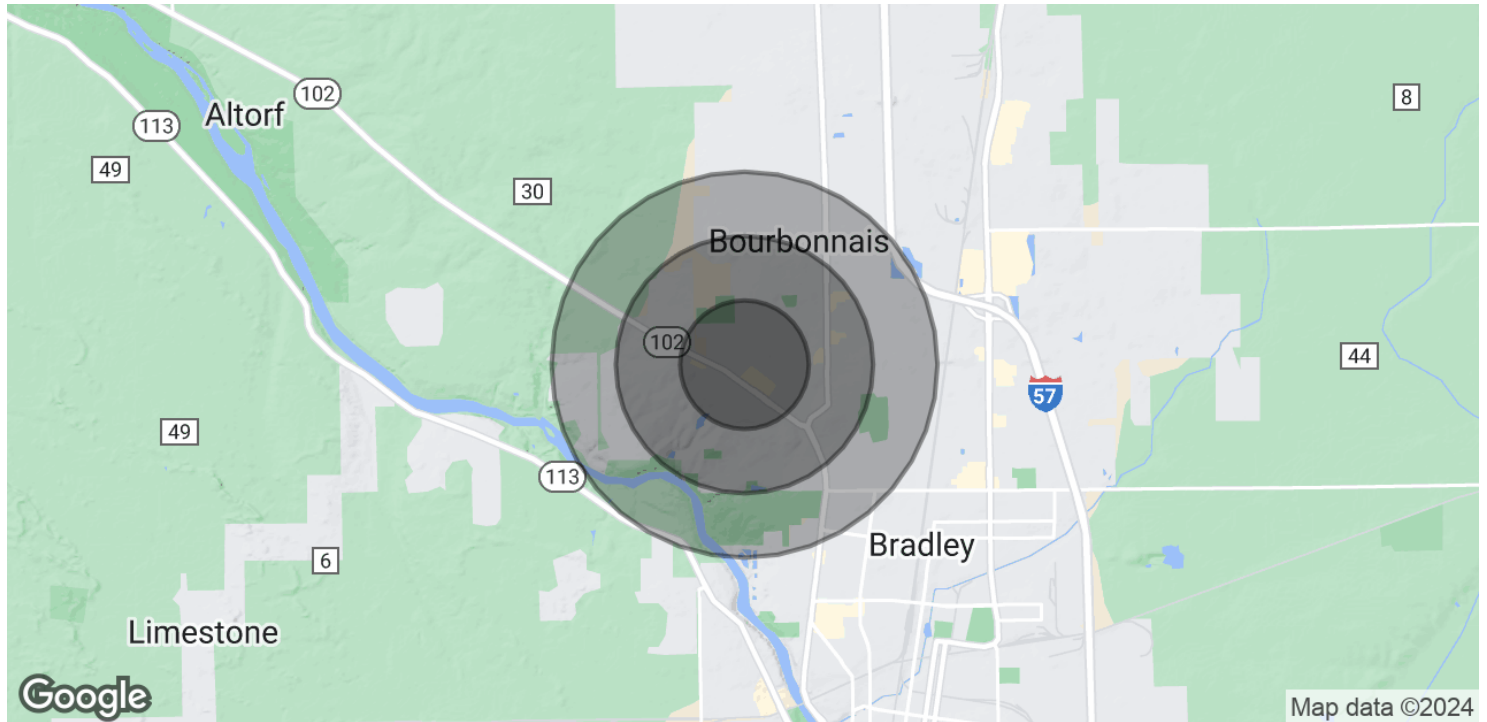
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POPULATION

	0.5 MILES	1 MILE	1.5 MILES
Total Population	2,273	9,678	18,638
Average Age	46.6	37.6	34.5
Average Age (Male)	46.5	37.6	34.4
Average Age (Female)	47.4	39.2	36.2

HOUSEHOLDS & INCOME

	0.5 MILES	1 MILE	1.5 MILES
Total Households	1,055	3,785	6,762
# of Persons per HH	2.2	2.6	2.8
Average HH Income	\$71,980	\$79,936	\$75,996
Average House Value	\$186,838	\$192,740	\$183,129

2020 American Community Survey (ACS)

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**Retail/Stores**

Status: **PCHG** Area: **914** Address: **515 William Latham Dr , Bourbonnais, IL 60914** Directions: **N. Convent to Latham, West on Latham to dealership on West side of St.**
Sold by: Mkt. Time (Lst./Tot.): **56/56** Contract: Rented Price:
Closed Date: Concessions: Lease Price SF/Y:
Off Mkt Date: Unincorporated: **No** Mthly. Rnt. Price:
Township: **Bourbonnais** Subdivision: CTGF:
County: **Kankakee**
Zoning Type: **Commercial** Year Built: **1977** PIN #: **17091830600100**
Actual Zoning: **B-2** Relist: Multiple PINs: **Yes**
Subtype: **Automotive** List Price Per SF: **\$150.80** Min Rentbl. SF: **17,235**
Lot Dimensions: **416 X 470** Sold Price Per SF: **\$0** Max Rentbl. SF: **17,235**
Lot Size Source: **County Records**
Apx. Tot. Bldg SF: **17235** # Stories: **1** # Units: **1**
Land Sq Ft: **194404** Gross Rentbl. Area: **17235** Unit SF: **17235** (Leasable Area
Units: **Square Feet**)
Net Rentable Area: **17235** # Tenants: **0** Lease Type:
Estimated Cam/Sf: Est Tax per SF/Y:

Mobility Score: - ?

Remarks: **CAR DEALERSHIP PROPERTY - BOURBONNAIS - FOR SALE - Situated on over 4.5 acres on a corner lot, this dealership has high visibility with over 15,000 VPD at your doorstep. Its proximity to other dealerships adjacent and across the street ensures a constant flow of potential customers! The 17,235 SF building consists of office space, inside showroom, service area/shop space, customer waiting area, employee break room, parts department and more! The car lot/parking area boasts over 150 parking spots with an additional 1.5 acres of land that could be converted to additional sales lot space if desired. This property has a record of being a well established car dealership for close to 5 decades with continued strong commercial growth in the area! Property and building for sale only, business not included. Great location in the Commercial Business District of Bourbonnais! Call today!**

Frontage Acc: **City Street** Construction: **Steel** Air Conditioning: **Central Air, Partial**
Current Use: **Commercial, Automotive** Exterior: Electricity: **Circuit Breakers, 201-600 Amps**
Known Encumbrances: **None Known** Foundation: **Concrete** Heat/Ventilation: **Central Bldg Heat, Forced Air, Radiant**
Location: **Central Business District, Corner, Public** Roof Structure: Fire Protection: **Other**
Transport Available Roof Coverings: Water Drainage:
Drive in Doors: **4** Docks: Utilities To Site: **Electric to Site, Gas to Site, Sanitary**
Trailer Docks: **0** Misc. Outside: **Sewer to Site, Water-Municipal**
Ceiling Height: **16** # Parking Spaces: **200** Tenant Pays: **Varies by Tenant**
Indoor Parking: **19-30 Spaces** HERS Index Score:
Outdoor Parking: **Over 100 Spaces** Green Disc:
Parking Ratio: Green Rating Source:
Extra Storage Space Available: **Yes** Green Feats:
Misc. Inside: **Common Lunchroom/s, Accessible** Backup Info:
Entrance, Accessible Washroom/s, Heavy Floor Load, Sale Terms:
Overhead Door(s), Private Restroom(s), Public Possession: **Lease Out Stand**
Restroom(s) Floor Finish: **Carpet, Concrete**

Financial Information

Gross Rental Income: Individual Spaces (Y/N): Total Building (Y/N):
Annual Net Operating Income: **\$0** Total Income/Month: Total Income/Annual:
Real Estate Taxes: **\$39,225** Net Operating Income Year: Cap Rate:
Tax Year: **2022** Total Annual Expenses: Expense Year:
Special Assessments: **No** Expense Source: Loss Factor:
Fuel Expense (\$/src): / Frequency: **Not Applicable** Water Expense (\$/src): /
Trash Expense (\$/src): / Electricity Expense (\$/src): / Other Expense (\$/src): /
Insurance Expense (\$/src): /

Operating Expense Includes:

Broker Private Remarks: **Call LA to schedule showings. 24 Hour notice required. Tenant in place through the end of 2024.**

Internet Listing: **Yes** Remarks on Internet?: **Yes** Broker Owned/Interest: **No**
VOW AVM: **Yes** VOW Comments/Reviews: **Yes** Lock Box: **None** (Located at **None**)
Listing Type: **Exclusive Right to Sell** Address on Internet: **Yes** Special Comp Info: **None**
Buyer Ag. Comp.: **2% OF GROSS SALE PRICE - \$395 (G)** Other Compensation:
Information: **24-Hr Notice Required** Cont. to Show?:
Showing Inst: **Call LA to schedule, 24 hour notice required.** Expiration Date: **02/28/2025**
Broker: **McColly Bennett Real Estate (94050) / (815) 929-9381**
List Broker: **Jay Tamblyn (940284) / (815) 549-4301 / bucktamblyn@mccolly.com**
CoList Broker:

More Agent Contact Info:

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NOTICE: Many properties contain recording devices, and buyers should be aware that they may be recorded during a showing.

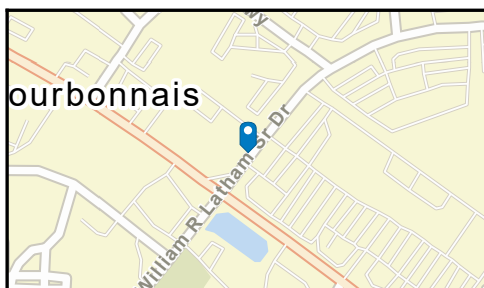
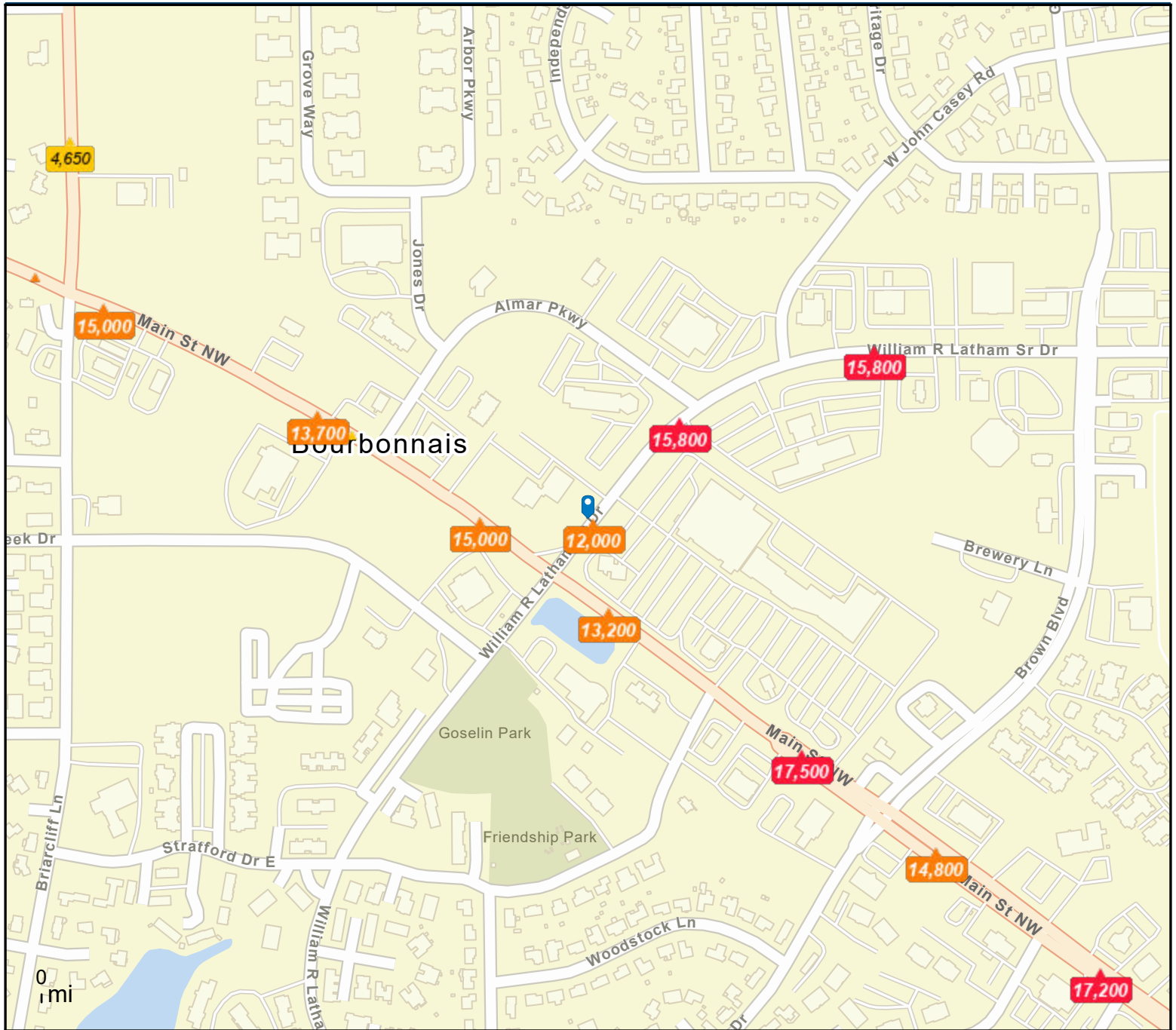
MLS #: 11996521

Prepared By: Jay Tamblyn | McColly Bennett Real Estate | 05/01/2024 09:30 AM

Traffic Count Map - Close Up

515 William Latham Dr, Bourbonnais, Illinois, 60914
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 41.16094
Longitude: -87.88802



Average Daily Traffic Volume

- ▲ Up to 6,000 vehicles per day
- ▲ 6,001 - 15,000
- ▲ 15,001 - 30,000
- ▲ 30,001 - 50,000
- ▲ 50,001 - 100,000
- ▲ More than 100,000 per day



Source: ©2023 Kalibrate Technologies (Q4 2023).

March 11, 2024

711 ALMAR
PKWY

BONDS DR

515 WILLIAM
R LATHAM
SR DR

WILLIAM
LATHAM DR

William Lath



ALTA/ACSM LAND TITLE SURVEY

Land Description

LOTS 2 AND 3 OF MONROVIA PARK, LOT ONE, BEING A SUBDIVISION OF PART OF ORIGINAL LOTS 7 AND 8 IN THE SUBDIVISION OF THE WESTERLY RESECTION AS PLATTED BY BELA T. CLARK, IN TOWNSHIP 31 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN HANNAH COUNTY, OKLAHOMA.

LOT 4 OF MONROVIA PARK, LOT TWO, BEING A SUBDIVISION OF PART OF ORIGINAL LOTS 6 AND 7 IN THE SUBDIVISION OF THE WESTERLY RESECTION AS PLATTED BY BELA T. CLARK, IN TOWNSHIP 31 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN HANNAH COUNTY, OKLAHOMA.

THE NORTH 130.00 FEET (36 MEASURED ALONG THE EASTERLY AND WESTERLY LINES THEREOF) OF THE FOLLOWING DESCRIBED PROPERTY (COMMENCED AT THE INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY LINE OF BLANKS AVENUE AND WITH THE WESTERLY RIGHT-OF-WAY LINE OF WILSON, CENTER ROAD EXTENDING BEING A PART OF ORIGINAL LOT 7 OF THE WESTERLY RESECTION IN TOWNSHIP 31 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN HANNAH COUNTY, OKLAHOMA, THENCE NORTH 84 DEGREES 45 MINUTES 40 SECONDS WEST ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF BLANKS AVENUE 155.49 FEET TO A POINT, THENCE NORTH 84 DEGREES 17 MINUTES 40 SECONDS EAST 477.81 FEET TO A POINT, THENCE SOUTH 84 DEGREES 45 MINUTES 40 SECONDS EAST 450.00 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF WILSON, CENTER ROAD EXTENDING THENCE SOUTH 84 DEGREES 17 MINUTES 40 SECONDS WEST ALONG SAID WESTERLY RIGHT-OF-WAY LINE 407.01 FEET TO THE POINT OF BEGINNING, CONTAINING 3.0 ACRES, MORE OR LESS, EXCEPTING THEREFROM COMMENCED AT A POINT ON THE EASTERLY LINE OF ORIGINAL LOT 7 OF BELA T. CLARK'S SUBDIVISION OF THE WESTERLY RESECTION IN TOWNSHIP 31 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN HANNAH COUNTY, OKLAHOMA, AND POINT OF BEGINNING 22.50 FEET NORTH OF THE CENTER LINE OF BLANKS AVENUE 155.49 FEET, THENCE WESTERLY ALONG A LINE 37.50 FEET PARALLEL TO THE CENTER LINE OF SAID BLANKS AVENUE 155.49 FEET TO A POINT ON SAID AVENUE AND THE POINT OF BEGINNING THENCE NORTH 84 DEGREES 45 MINUTES 40 SECONDS WEST 450.00 FEET TO A POINT, THENCE NORTH 84 DEGREES 17 MINUTES 40 SECONDS EAST 477.81 FEET TO A POINT, THENCE SOUTH 84 DEGREES 45 MINUTES 40 SECONDS EAST 450.00 FEET TO A POINT, THENCE SOUTH 84 DEGREES 17 MINUTES 40 SECONDS WEST 407.01 FEET TO THE POINT OF BEGINNING.

NORTH
SCALE: 1" = 20'

Legend of Symbols & Abbreviations

○	STAKE WITH TOP	⊗	STAKE WITH WIRE
○	STAKE WITH TOP	⊗	STAKE WITH WIRE
○	STAKE WITH TOP	⊗	STAKE WITH WIRE
○	STAKE WITH TOP	⊗	STAKE WITH WIRE
○	STAKE WITH TOP	⊗	STAKE WITH WIRE
○	STAKE WITH TOP	⊗	STAKE WITH WIRE
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○	STAKE WITH TOP	⊗	STAKE WITH WIRE
○	STAKE WITH TOP	⊗	STAKE WITH WIRE
○	STAKE WITH TOP	⊗	STAKE WITH WIRE

Miscellaneous Notes

- (M) Some features shown on this plot may be out of scale for clarity.
- (M) Dimensions on this plot are expressed in feet and decimal parts thereof unless otherwise noted.
- (M) The base of bearings for this survey is a recent value of N04°42'20" for the south line of lot 4.
- (M) The location of utilities shown herein are from observed evidence of above ground occurrences only. The surveyor was not required to determine the location of any subsurface utilities. Before digging in this area, call "811" at (800-882-0123) for field locations (request for ground markings of underground utility lines).
- (M) This survey was performed without a Title Commitment. Easements shown herein are from recorded subdivision plats and/or surveyor's records and may not constitute all easements that affect the property shown herein.

BRADLEY ASSOCIATES
SURVEYING & PLANNING
1000 N. WILSON, SUITE 100
TULSA, OKLAHOMA 74103
TEL: 918-438-1111
FAX: 918-438-1112
WWW.BRADLEYASSOCIATES.COM

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and ACSM, and included herein as a Table A Survey. The field work was completed on 10-9-2014.

JOHN A. SCHMIDT
LICENSED PROFESSIONAL LAND SURVEYOR #20-108
ISSUED 07/01/2014 EXPIRES 07/01/2016

