

SELF STORAGE INVESTMENT OPPORTUNITY

305 Front Street, McHenry, IL 60050

FOR SALE



Offered By:
Tim Billimack | Nicole Kirchberg
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Blue Chip Commercial Real Estate, 101 N. Main Street, Unit 15, Crystal Lake, IL 60014
www.bluechipcommercialre.com

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FOR SALE

INVESTMENT SUMMARY

LIST PRICE	\$3,990,000
CURRENT NOI	\$180,594
CAP RATE	4.53%
YEAR BUILT	2014
UNITS	253
RENTABLE SF	35,852 SF

BUILDING SIZES

- A. 5,000 SF
- B. 12,000 SF
- C. 14,500 SF (climate controlled)
- D. 1,400 SF
- E. 9,600 SF (climate controlled)



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PROPERTY FEATURES



PROPERTY SPECIFICATIONS

OFFERING: Self Storage Investment Opportunity

PRICING: \$3,990,000

CAP RATE: 4.53%

ACRES: 2.91 ACRES

OF UNITS: 253

OCCUPANCY: 79% Physical Occupancy

BUILDINGS:
A. 5,000 SF
B. 12,000 SF
C. 14,500 SF
D. 1,400 SF
E. 9,600 SF

CURRENT NOI: \$180,594

ZONING: C-5 (City of McHenry)

UTILITIES: Municipal Water & Sanitary

TRAFFIC: COUNTS 17,600 VPD | IL-31

TAXES: \$61,774 (2024)

Investment Highlights

- Self Storage Investment Opportunity | 2.91 Acres
 - Includes 5 Total Buildings—Approximately 35,852 Rentable SF
- 195' of Frontage on IL-Route 31! Traffic Counts of 17,600 Per Day with Great Visibility
 - 253 Total Units—79% Physical Occupancy | Unit Count is Subject to Sizing Flexibility
- Potential for Remote Management | Currently not Professionally Managed—Opportunity for Upside
 - Located Among Increasing Residential and Commercial Developments Nearby
 - Ideal Location for Attracting Drive-by Customers
- Affluent Population with Average Household Income Exceeding \$100,966 Within 3 Mile Radius

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EXISTING SITE



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Demographics

McHenry	1-Mile	3-Miles	5-Miles
2025 Total Population	7,123	34,480	65,699
2025 Total Households	2,873	13,480	25,552
Average HH Income	\$91,310	\$100,966	\$108,284



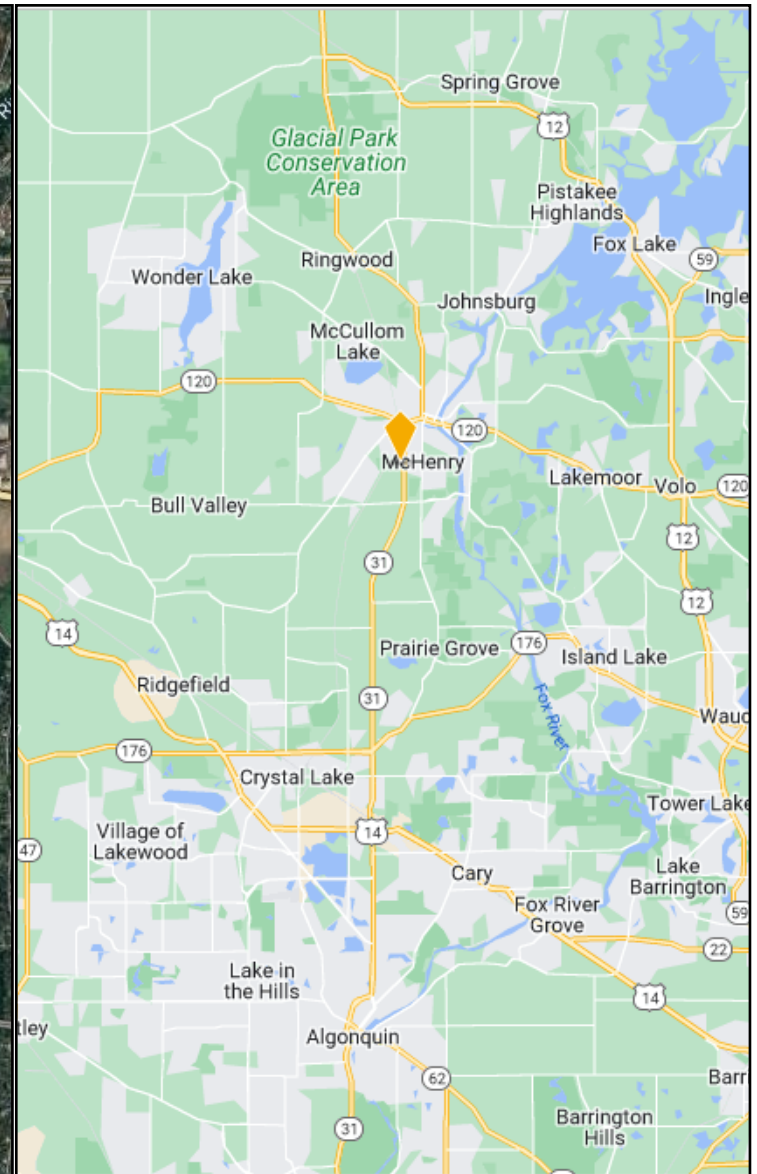
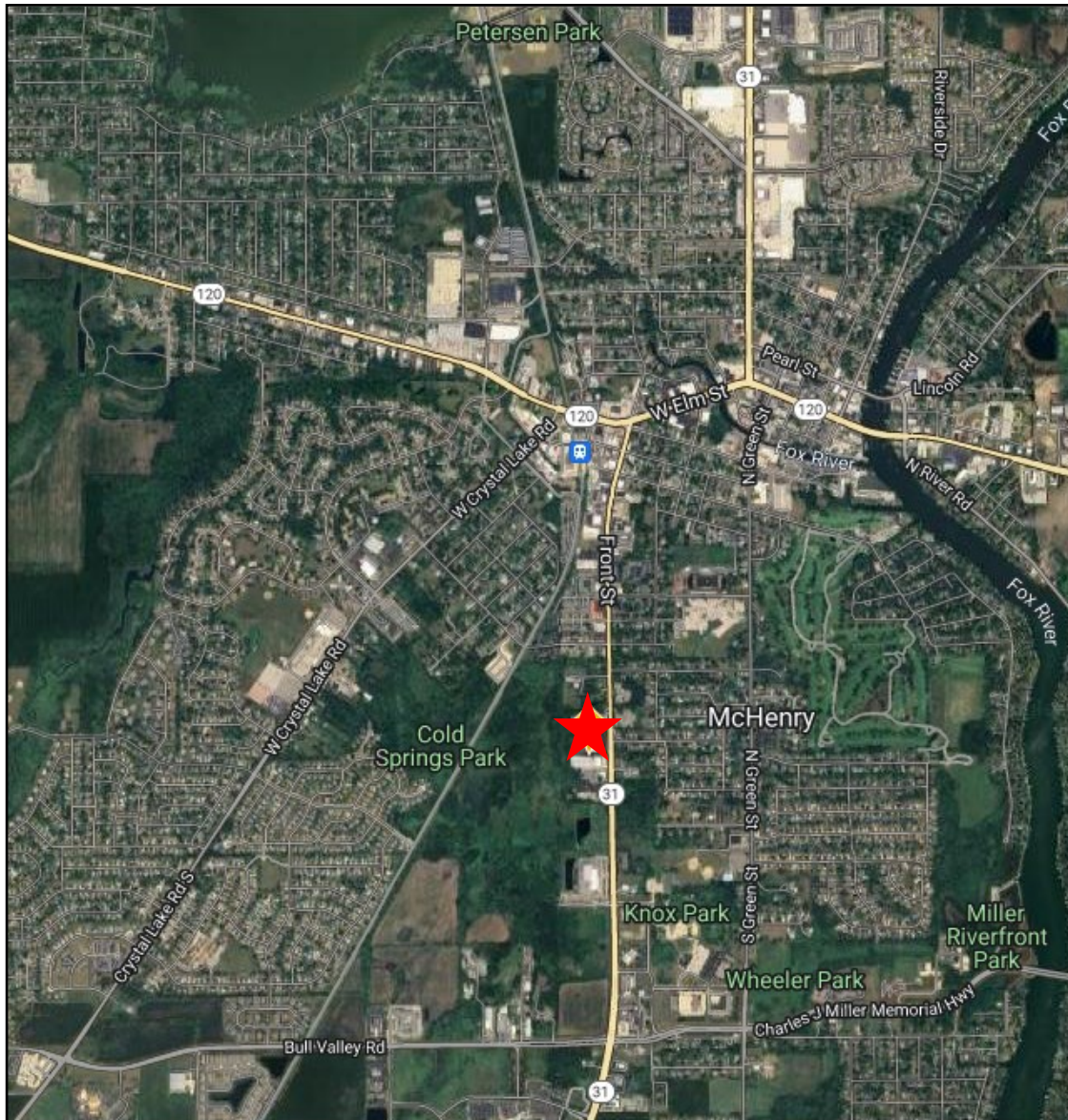
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STREET MAP



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