

SELF STORAGE INVESTMENT OPPORTUNITY

305 Front Street, McHenry, IL 60050

FOR SALE



Offered By:
Tim Billimack | Nicole Kirchberg
815.355.0196 | 815.307.2222
billimackt@gmail.com
nckirchberg@gmail.com



Blue Chip Commercial Real Estate, 101 N. Main Street, Unit 15, Crystal Lake, IL 60014
www.bluechipcommercialre.com

SELF STORAGE INVESTMENT OPPORTUNITY

305 Front Street, McHenry, IL 60050

FOR SALE

INVESTMENT SUMMARY

LIST PRICE \$3,990,000

CURRENT NOI \$180,594

CAP RATE 4.52%

YEAR BUILT 2014

UNITS 252

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)



Offered By:

Tim Billimack | Nicole Kirchberg

815.355.0196 | 815.307.2222

billimackt@gmail.com

nckirchberg@gmail.com



Blue Chip Commercial Real Estate, 101 N. Main Street, Unit 15, Crystal Lake, IL 60014
www.bluechipcommercialre.com

SELF STORAGE INVESTMENT OPPORTUNITY

305 Front Street, McHenry, IL 60050

PROPERTY FEATURES



PROPERTY SPECIFICATIONS

OFFERING: Self Storage Investment Opportunity

PRICING: \$3,990,000

CAP RATE: 4.52%

ACRES: 2.91 ACRES

OF UNITS: 252

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: \$200,329

ZONING: C-5 (City of McHenry)

UTILITIES: Municipal Water & Sanitary

TRAFFIC: COUNTS 17,600 VPD | IL-31

TAXES: \$63,707.56 (2025)

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

SELF STORAGE INVESTMENT OPPORTUNITY

305 Front Street, McHenry, IL 60050

EXISTING SITE



305 Front Street, McHenry, IL 60050

<u>McHenry</u>	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

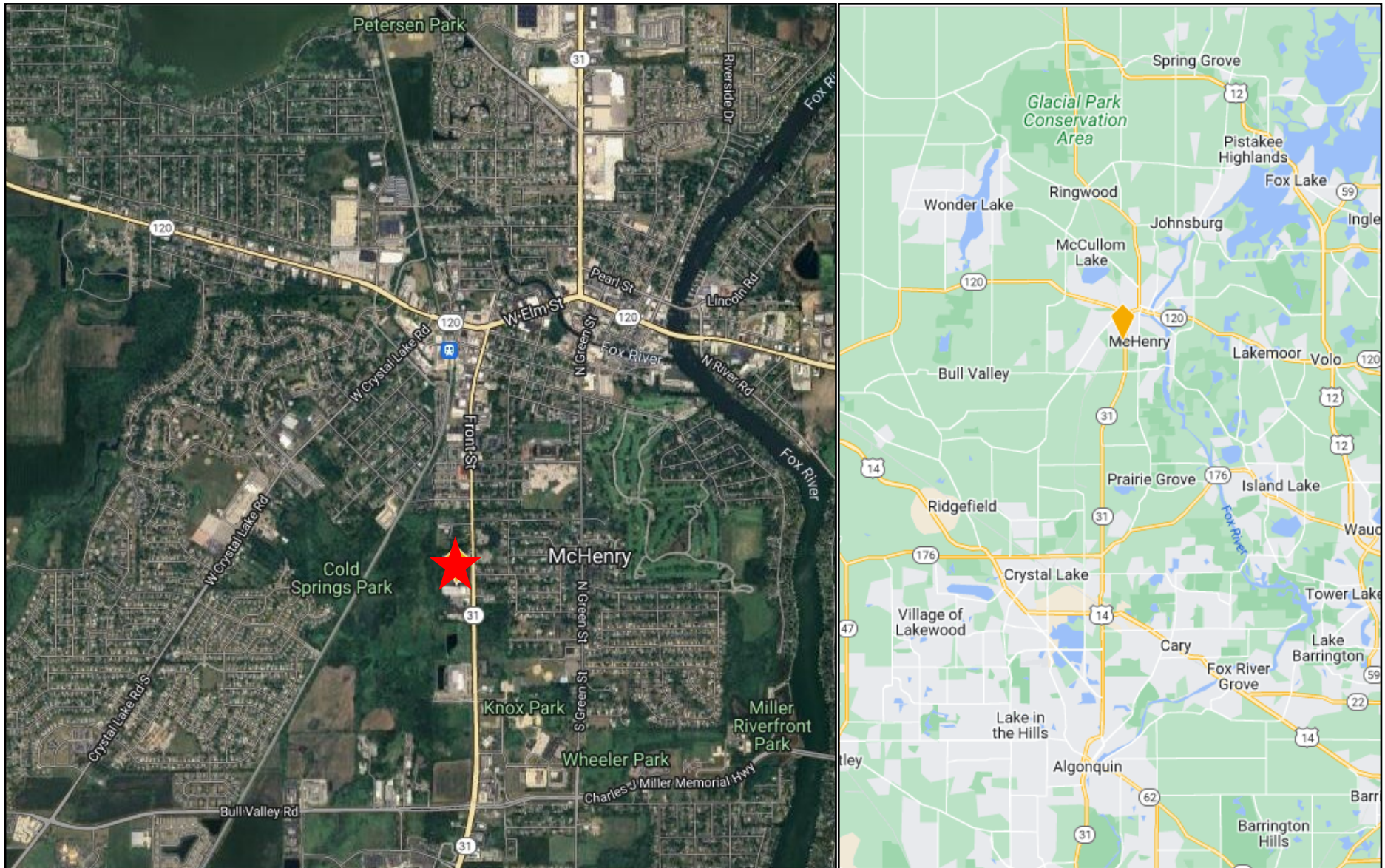


BLUE CHIP
Commercial Real Estate, LLC.
Development | Investments | Brokerage

SELF STORAGE INVESTMENT OPPORTUNITY

305 Front Street, McHenry, IL 60050

STREET MAP



Disclaimer: Blue Chip Commercial Real Estate, LLC is the owner's designated agent and makes no warranties or representations as to the accuracy or completeness of this information contained herein. The information has been obtained through sources deemed reliable; however, it is up to the purchaser to conduct due diligence prior to sale or lease.