

**FOR SALE**

**1001 W Route 34  
Plano, IL**



### PROPERTY HIGHLIGHTS

Property includes four +/- 2,400 sq ft operational self storage buildings located on 0.79 acres. Each building is approximately 30 x 80. Located along a high traffic portion of U.S route 34 that averages over 15,000 vehicles per day. Well located self storage operation with established income.

<b>BUILDING SF</b>	4 x 2,400
<b>LAND SF</b>	34,259
<b>YEAR BUILT</b>	Est 1985
<b>PARKING</b>	20+ Spaces
<b>TRAFFIC COUNTS</b>	15,000 VPD

<b>SIGNAGE TYPE</b>	On Buildings
<b>1-MILE (POP.)</b>	5,250
<b>3-MILE (POP.)</b>	14,308
<b>MED. INCOME</b>	\$66,699
<b>SPACE USE</b>	9,600/34,259



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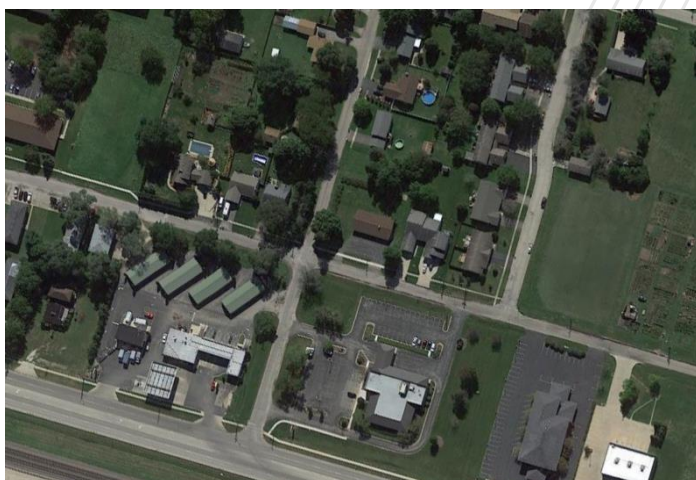
### Property Highlights

Operating self-storage facility located adjacent to gas station and convenience store consisting of four 2,400 sq ft Morton buildings on 0.79 acres. Great visibility and access on busy Route 34. Great hands-free income opportunity!



### LEGAL INFORMATION

<b>TAX PARCEL ID</b>	01-28-227-017
<b>2020 RE TAXES</b>	\$8,270.02
<b>ZONING</b>	B-5 Service Business



### RESTRICTIONS

Property will be restricted against uses competitive with convenience stores

### OFFERING PROCESS

Seller will consider the submission of an offer using Seller's Letter of Intent form, which will be provided to qualified buyers. Interested parties should submit an LOI on terms where the Buyer agrees to complete a purchase of the property on the Seller's Real Estate Sales Agreement. All offers must be received by Exclusive Agent, Cushman & Wakefield. Contact information is below:

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