

Property Details

CONTROL:	Exclusive	VALUE: \$4,262,520
		LOAN: \$0
		EQUITY: \$4,262,520
TITLE:	906 & 908 Cottage Investment/Development Opportunity	
TYPE:	Land	
HAVE:	Investment or development opportunity for 14.1 AC at a new interchange on I-55 and Rt 59 in Shorewood, IL. Have interest from a Hilton's Garden Inn and travel center. Site plan will include restaurant pad, retail center and a pad for a QSR.	
WEBSITE URL:	https://catoncommercial.com/inventory/?propertyId=Light-Industrial-Land	
ADDRESS:	906 & 908 Cottage St, Shorewood, Illinois	
BENEFITS TO NEW OWNER:	Develop land at a new interchange, half a mile from new Holiday Casino. In a TIFF zone and the city will allow gaming on site. Other tax incentives available for other users.	
GROSS SCHEDULED INCOME:	\$0 Projected	
VACANCY LOSS:	\$0	
GROSS EFFECTIVE INCOME:	\$0	
EXPENSES:	\$0	
NOI:	\$0	
DEBT SERVICE:	\$0	
CASH FLOW:	\$0	
CAP RATE:	0.00%	
BENEFITS SOUGHT:	Investor/developer/JV partner to develop the 14.1 AC site at new interchange.	
MOTIVATION:	The property is owned by the Village of Shorewood and a private owner. Private owner is retiring and wants to divest and it is excess property for the city that wants to see it developed.	
REMARKS:	Have local GC that is developing site plan and looking for JV Partner and investors. Also looking for any potential users that brokers may have a relationship with that will go on the site.	
OWNER:		
COUNSELOR:	William Caton 1296 Rickert Drive Suite 200 Naperville, Illinois, 60540	Phone: 815-370-1236 Email: bill@catoncommercial.com