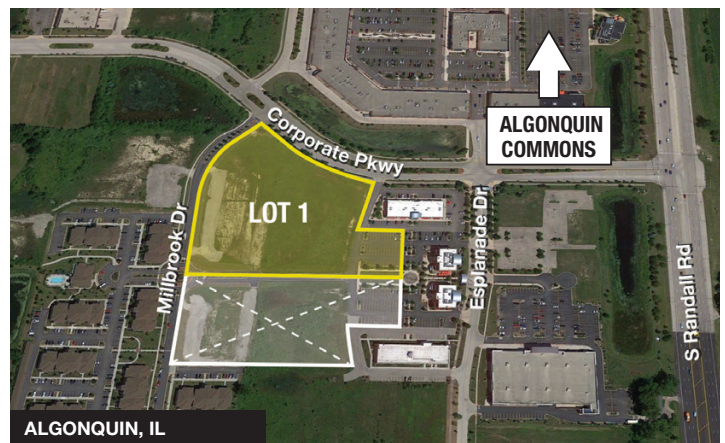


BANK-DIRECTED SALE |

8 SURPLUS BANK PROPERTIES

WELL LOCATED THROUGHOUT THE CHICAGO METRO AREA

ALL OFFERS CONSIDERED!



Many Adaptive Reuse Opportunities Including Retail, Commercial & Office
Purchase Individual Properties or in Any Combination



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BANK-DIRECTED SALE |

LOT#	CITY	STATE	DESCRIPTION	BUILDING SQ. FT.	ACRES	ASKING PRICE
1	Algonquin	IL	Land - Commercial	n/a	4 AC	\$250,000
2	Algonquin	IL	Land - Commercial	n/a	3.50 AC	\$300,000
3	Arlington Heights	IL	Two-Story	11,400 SF	0.91 AC	\$749,000
4	Crystal Lake	IL	— UNDER CONTRACT —	n/a	4.50 AC	\$1,950,000
5	Danville	IL	Single-Story	3,000 SF	1.24 AC	\$99,000
6	Danville	IL	Two-Story	21,530 SF	1.51 AC	\$300,000
7	Orland Park	IL	Single-Story	5,333 SF	1.59 AC	\$649,000
8	Sycamore	IL	Land	n/a	2.57 AC	\$374,000



1 Near Randall Rd. & Corp. Pkwy. Algonquin, IL

LOT 1 - COMMERCIAL DEVELOPMENT SITE



Asking Price: \$250,000

- **Lot Size:** 4± AC
- **Zoning:** B-2 PUD SU Business (General Retail District)
- **Highlights:** Adjacent to popular Algonquin Commons shopping center with strong 1-mi demographics (HHI: \$120K; Pop. Growth 3.7%). Variety of potential future uses.
- **Neighboring Businesses:** Art Van Furniture, Bowlero, Hobby Lobby, Nordstrom Rack, Old Navy, Ross

2 Near Randall Rd. & Corp. Pkwy. Algonquin, IL

LOT 2 - COMMERCIAL DEVELOPMENT SITE



Asking Price: \$300,000

- **Lot Size:** 3.5± AC
- **Zoning:** B-2 PUD SU Business (General Retail District)
- **Highlights:** Adjacent to popular Algonquin Commons shopping center with strong 1-mi demographics (HHI: \$120K; Pop. Growth 3.7%). Sizable development opportunity.
- **Neighboring Businesses:** Dicks Sporting Goods, Target, Trader Joe's, WallMart Supercenter



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BANK-DIRECTED SALE |

3 770 W. Dundee Rd. Arlington Heights, IL

COMMERCIAL BUILDING



Asking Price: \$749,000

- **Building Size:** 11,400± Sq. Ft.
- **Lot Size:** 0.912± AC
- **Zoning:** B-2 (General Business)
- **Taxes (2018):** \$64,674
- **Highlights:** Well-maintained bank/office building adjacent to Ridge Plaza shopping center, along heavily-traveled Dundee Road (37,185 VPD), at lighted intersection.
- **Nearby Businesses:** Aldi, Kohl's, Panera Bread, Portillo's, Qdoba, SuperCuts, Walker Bros. Original Pancake House, XSport Fitness

4 95 E. Crystal Lake Ave. Crystal Lake, IL

LARGE DEVELOPMENT SITE WITH STRONG VISIBILITY



Asking Price: \$1,950,000

- **Lot Size:** 4.50± AC
- **Zoning:** B-4
- **Taxes (2017):** \$37,450
- **Highlights:** Exceptional development parcel in affluent community. Situated near busy downtown Crystal Lake, Metra station and Route 176. Near Crystal Point Mall and The Commons of Crystal Lake Shopping Centers. High traffic counts (17,000 VPD).
- **Nearby Businesses:** Goal Line Sports Bar & Grill, The Cottage, Duke's Alehouse and Kitchen, Marathon Gas, The Olive Tap, Raue Center for the Arts, Starbucks

5 1000 E. Voorhees St. Danville, IL

QUALITY RETAIL BUILDING WITH ADAPTIVE REUSE



Asking Price: \$99,000

- **Building Size:** 3,000± Sq. Ft.
- **Lot Size:** 1.24± AC
- **Zoning:** B-2
- **Taxes (2017):** \$16,320
- **Highlights:** Interior office space, teller stations, 7 drive-thru lanes, 1 ATM lane, and parking for 57 vehicles. Area mix includes financial institutions, C-Stores, restaurants, retailers, and industrial businesses.
- **Nearby Businesses:** Casey's General Store, Mobil, Circle K, Dollar General, Hall of Fame Plaques, Scooters Bar & Grill, Stoney's, Wendy's

6 27 N. Vermillion St. Danville, IL

OFFICE BUILDING & ADDITIONAL DEVELOPMENT PARCELS



Asking Price: \$300,000

- **Building Size:** 21,530± Sq. Ft.
- **Lot Size:** 1.51± AC
- **Zoning:** B-4
- **Taxes (2017):** \$8,036
- **Highlights:** Ideal location in Danville's downtown business district adjacent to municipal office & local businesses. Two floor office incl. 26 private suites, elevator, multiple conference rooms, 6 restrooms & kitchen. Easy access to I-74 & numerous routes.
- **Nearby Businesses:** Circle K, Days Inn Hotel & Conference Center, Fatman's Warehouse, The Heron Fine Dining, Kids Closet, Quality Inn

7 11155 180th St. Orland Park, IL

QUALITY COMMERCIAL BUILDING IDEAL FOR ADAPTIVE REUSE



Asking Price: \$649,000

- **Building Size:** 5,333± Sq. Ft.
- **Lot Size:** 1.59± AC
- **Zoning:** B-2
- **Taxes (2017):** \$49,999
- **Highlights:** Near I-80 and Orland Park-179th Street Metra station. Benefits from high traffic along Wolf Road (20,000 VPD).
- **Nearby Businesses:** Anytime Fitness, BMO Harris, Chase Bank, Jewel-Osco, Jimmy John's, Marquette Bank, McDonald's, Starbucks, Walgreens

8 NWC - W. Peace Rd. & Ward Blvd., Sycamore, IL

LARGE DEVELOPMENT SITE LOCATED ON HARD CORNER



Asking Price: \$374,000

- **Lot Size:** 2.57± AC
- **Zoning:** INC
- **Taxes (2017):** \$16,833
- **Highlights:** Large parcel on hard corner with good traffic counts (12,000 VPD). Area has experienced significant development over the last 5-7 years. Across from newer Jewel-anchored center. Strong area demographics (Pop. Growth - 1%; HH Income \$84K - 1 m).
- **Nearby Businesses:** Eggsclusive Café, Hair Cuttery, Jewel-Osco

ON-SITE INSPECTIONS

BY APPOINTMENT ONLY

TERMS OF SALE

DUE DILIGENCE INFORMATION: A Virtual Data Room has been set up and contains important due diligence information on each property. To gain access, buyers must register for an account and execute the Confidentiality Agreement at HilcoRealEstate.com.

BROKER PARTICIPATION INVITED: A co-op fee of 2% will be paid to the REALTOR®/Broker whose registered buyer closes on a property offered as part of this sale.

The information contained herein is subject to inspection and verification by all parties relying on it. No liability for its inaccuracy, errors, or omissions, are assumed by the Sellers or their representatives. ALL SQUARE FOOTAGE, ACREAGE AND DIMENSIONS IN THIS BROCHURE ARE APPROXIMATE. This offering is subject to prior sale and may be withdrawn, modified or canceled without notice at any time. This is not a solicitation nor offering to residents of any state where this offering may be prohibited.

*Disclaimer: The sale of a property to another financial institution will include a one-year operating restriction from day of closing. All sales to competing financial institutions are subject to final approval by First Midwest Bank.

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