



Waukegan, IL  
108 N McAree Road

FOR SALE

McAree Apartments

Built: 1970  
Unit Mix: Ten Two-Bedroom  
Building Size: 8,000 SF  
Lot Size: 15,582 SF  
Tax ID#: 08-19-406-038  
Taxes: \$24,339

2018 Potential Gross Income: \$105,600  
2018 Potential Expenses: \$42,540  
2018 Potential Net Income: \$63,059

Stately white brick apartment building at the northwest corner of McAree and Cornelia Roads in Waukegan Illinois. There are ten two-bedroom units with private balconies, separate dining room and breakfast bars. The common areas are ceramic tiled and very clean. The laundry facilities have private storage units for each tenant. There is an 800 square-foot owner's workshop on the garden level. The roof and water heater were replaced in 2018! Several long term tenants. Rents are very low. Market rates are \$925 for a two-bedroom apartment. Gross rents should be \$111,000. Last purchased in 2017 for \$635,000.

Asking Price: \$675,000



Google Earth

Demographics: 1/3/5 Mile  
Population: 20,421/111,224/165,999  
Ave. HHI: \$62,106/\$64,440/\$77,727

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