



**ROBERT E. FRANK**  
 OWNER / MANAGING BROKER  
 847-508-5263



*Commercial*  
**BUILDING  
 FOR SALE**  
 ASKING  
**\$ 419,500**



**37575 N. IL ROUTE 59  
 LAKE VILLA, IL 60046**

**ABOUT PROPERTY**

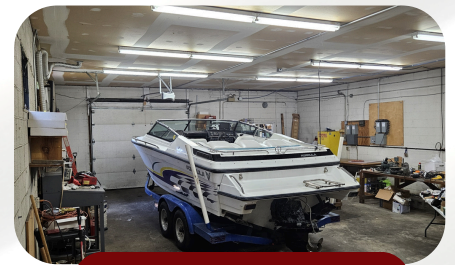
Great Rt 59 exposure! This 3,350 sf block building has office space with large reception area and two offices with windows. The middle work shop area has 9 ft 8 inch spancrete ceiling and 8 ft x 8 ft OHD. The rear space is 30 ft x 43ft with 8 ft high x 10 ft wide OHD. There is ample employee and customer parking. Additional gravel area in rear for outdoor storage. One acre lot allows for expansion as your business grows. Beautiful Forest Preserve out the back door! Heavy load floors. Three Phase Electric. HVAC system. Sewer and water, wide curb cut on Rt 59, ADA bathroom plus office bathroom. Unincorporated Lake County GC zoning uses include professional office, restaurant, antique sales, bicycle sales, research, daycare, medical cannabis, veterinary clinic, garden center, boat and auto sales/repair (conditional use). Seller retiring. Office furniture included in sale. Between auto repair/sales shop and transmission shop. Lake County requires conditional use permit for auto repair.

**FEATURES**

- 05-01-207-003
- Approx. 1.01 Acres
- High Traffic Location
- Sewer & Water
- Zoned GC
- Heavy Load Floors
- 3-Phase Electric
- Ample Parking
- Abuts Forest Preserve
- Many Potential Uses



**2 OVERHEAD  
 DOORS**



**WAREHOUSE**



**ABUTS FOREST  
 PRESERVE**

847-356-LAND  
 P.O. BOX 1111, LAKE VILLA, IL 60046  
 WWW.ROBERTEFRANKREALESTATE.COM  
 ROBERTEFRANKREALESTATE@GMAIL.COM



**Retail/Stores**  
 Status: **NEW**  
 Area: **46**  
 Address: **37575 N IL Route 59, Lake Villa, IL 60046**  
 Directions: **From Grand Avenue (Rt 132 and Rt. 59 go south to address and sign**  
 Closed Date:  
 Off Mkt Date:  
 Township: **Lake Villa**  
 Zoning Type: **Commercial**  
 Actual Zoning: **GC**  
 Subtype: **Automotive, Free Standing Store, Neighborhood Storefront, Restaurant**  
 Lot Dimensions: **178 X 267**  
 Apx. Tot. Bldg SF: **3350**  
 Land Sq Ft: **44244**  
 Net Rentable Area:  
 Buyer Ag. Comp.: **2.5% - \$495 (G)**  
 Mobility Score: -

MLS #: **12126751** List Price: **\$419,500**  
 List Date: **08/01/2024** Orig List Price: **\$419,500**  
 List Dt Rec: **08/02/2024** Sold Price:  
 Lst. Mkt. Time: **2** Rented Price:  
 Contract: Lease Price SF/Y:  
 Concessions: Mthly. Rnt. Price:  
 Unincorporated: **Yes** CTGF:  
 Subdivision: County: **Lake**  
 Year Built: **1978** PIN #: **05012070030000**  
 Relist: Multiple PINs: **No**  
 List Price Per SF: **\$125.22** Min Rentbl. SF: **0**  
 Sold Price Per SF: **\$0** Max Rentbl. SF: **0**

Lot Size Source: **County Records**  
 # Stories: **1** # Units:  
 Gross Rentbl. Area: Unit SF: **3350**  
 # Tenants: Lease Type:  
 Estimated Cam/Sf: Est Tax per SF/Y:



Remarks: **Great Rt 59 exposure! This 3,350 sf block building has office space with large reception area and two offices with windows. The middle work shop area has 9 ft 8 inch spancrete ceiling and 8 ft x 8 ft OHD. The rear space is 30 ft x 43ft with 8 ft high x 10 ft wide OHD. There is ample employee and customer parking. Additional gravel area in rear for outdoor storage. One acre lot allows for expansion as your business grows. Beautiful Forest Preserve out the back door! Heavy load floors. Three Phase Electric. HVAC system. Sewer and water, wide curb cut on Rt 59, ADA bathroom plus office bathroom. Unincorporated Lake County GC zoning uses include professional office, restaurant, antique sales, bicycle sales, research, daycare, medical cannabis, veterinary clinic, garden center, boat and auto sales/repair (conditional use). Seller retiring. Office furniture included in sale. Between auto repair/sales shop and transmission shop. Lake County requires conditional use permit for auto repair.**

Frontage Acc: **State Road**  
 Current Use: **Commercial**  
 Known Encumbrances:  
 Location:  
 # Drive in Doors: **2**  
 # Trailer Docks: **0**  
 Ceiling Height:  
 Gas Supplier: **Nicor Gas**  
 Electric Supplier: **Commonwealth Edison**

Construction: **Concrete Block**  
 Exterior: **Block**  
 Foundation: **Concrete**  
 Roof Structure:  
 Roof Coverings:  
 Docks:  
 Misc. Outside:  
 # Parking Spaces: **12**  
 Indoor Parking: **1-5 Spaces**  
 Outdoor Parking: **6-12 Spaces**  
 Parking Ratio:  
 Extra Storage Space Available:  
 Misc. Inside:  
 Floor Finish: **Carpet, Concrete**

Air Conditioning: **Central Air, Partial**  
 Electricity: **3 Phase**  
 Heat/Ventilation: **Ceiling Units, Forced Air, Gas**  
 Fire Protection: **Fire Extinguisher/s, Carbon Monoxide Detector(s)**  
 Water Drainage:  
 Utilities To Site: **Electric to Site, Gas to Site, Sanitary Sewer to Site, Water-Municipal**  
 Tenant Pays: **Air Conditioning, Common Area Maintenance, Electric, Heat, Janitorial**  
 HERS Index Score:  
 Green Disc:  
 Green Rating Source:  
 Green Feats:  
 Backup Info: **Aerial Map, Tax Bill, Traffic Counts**  
 Sale Terms:  
 Possession: **Closing**

Financial Information  
 Gross Rental Income:  
 Annual Net Operating Income: **\$0**  
 Real Estate Taxes: **\$6,624.34**  
 Tax Year: **2023**  
 Special Assessments: **No**  
 Fuel Expense (\$/src): **/**  
 Trash Expense (\$/src): **/**  
 Operating Expense Includes:

Individual Spaces (Y/N):  
 Total Income/Month:  
 Net Operating Income Year:  
 Total Annual Expenses:  
 Expense Source:  
 Frequency: **Not Applicable**  
 Electricity Expense (\$/src): **/**  
 Insurance Expense (\$/src): **/**

Total Building (Y/N):  
 Total Income/Annual:  
 Cap Rate:  
 Expense Year:  
 Loss Factor:  
 Water Expense (\$/src): **/**  
 Other Expense (\$/src): **/**

Broker: **Robert E. Frank Real Estate (2412) / (847) 356-5263**  
 List Broker: **Robert E Frank, GRI (11927) / (847) 356-5263 / robertefrankrealestate@gmail.com; Landman5263@aol.com**  
 CoList Broker:  
 More Agent Contact Info:

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