

MIS #: Office/Tech 12126750 List Price: \$419,500 List Date: 08/01/2024 Orig List Price: Status: **NEW** \$419,500 08/02/2024 Area: 46 List Dt Rec: Sold Price:

No

Relist:

37575 N IL Route 59 , Lake Villa, IL 60046 Address:

Directions: From Grand Avenue (Rt 132 and Rt. 59 go south to address and sign

Lease SF/Y: Closed: Contract: Rented Price: Off Mkt: Concessions: Mthly. Rnt. Price:

CTGF: Lst. Mkt. Time:

Lake Villa County: Lake Township: 05012070030000 Multiple PINs: PIN #:

Blt Before 78: Year Built: 1978 No Subtype: Medical, Office, # Stories:

Technical/Research & Development

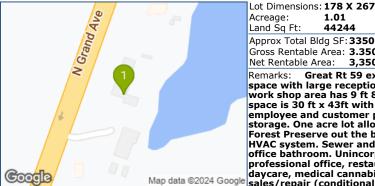
Zoning Type: Commercial # Units: 1 Min Rent. SF: 3,350 Actual Zoning: # Tenants: Max Rent. SF: 3,350

Unit SF: 3350

Buyer Ag. Comp.: 2.5% - \$495 (G)

Mobility Score:

List Price Per SF: \$125.22 Sold Price Per SF: \$0



Acreage: 1.01 Land Sq Ft: 44244 Approx Total Bldg SF: 3350 Estimated Cam/Sf: Gross Rentable Area: 3.350 Est Tax per SF/Y: Net Rentable Area: 3,350 Lease Type:

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.

Approximate Age: 36-50 Years Type Ownership: Limited Liability Corp Frontage Acc: State Road Docks/Delivery:None

# Drive in Doors: 2 # Trailer Docks:0

Geographic Locale: North Suburban

Location: Mixed Use Area, High Traffic Area

Construction: Concrete Block Building Exterior: Block Foundation: Concrete

Roof Structure: Flat, Pitched, Prestressed Concrete, Truss Roof Coverings: Shingle Composition, Membrane, Varies

Air Conditioning: Central Air, Partial

Heat/Ventilation: Ceiling Units, Forced Air, Gas Electrical Svcs: 201-600 Amps, 3 Phase

Fire Protection: Fire Extinguisher/s, Smoke or Fire Protectors Current Use: Commercial, Office and Research, Manufacturing, Office/General, Office, Warehouse

Potential Use:Commercial, Industrial/Mfg, Office and Research, Restaurant, Retail, Expandable, Warehouse, Flex, Financial Services, Law Firm, Office/Medical, Office/Retail

Client Needs: Cash

Client Will:

Misc. Outside:

# Parking Spaces:12 Indoor Parking: 1-5 Spaces Outdoor Parking: 6-12 Spaces

Parking Ratio:

Misc. Inside: Air Conditioning, Heavy Floor Load, Overhead

Door/s, Pneumatic Lines Floor Finish: Carpet, Concrete Extra Storage Space Available:

Water Drainage:

Utilities To Site: Electric to Site, Gas to Site, Sanitary Sewer to

Site, Water-Municipal HERS Index Score: Green Disc: Green Rating Source:

Green Feats:

Known Encumbrances: None Known

Backup Info: Aerial Map, Tax Bill, Traffic Counts

Tenant Pays: Air Conditioning, Common Area Maintenance,

**Electric, Heat, Janitorial** Possession: Closing Sale Terms: Conventional Investment: Yes

Users:Yes

Gas Supplier: Nicor Gas

Electric Supplier: Commonwealth Edison

Financial Information Gross Rental Income: \$0 Total Income/Month: Total Income/Annual: \$0 Annual Net Operating Income: \$0 Net Operating Income Year: Cap Rate:

Real Estate Taxes: \$6,624.34 Tax Year: 2023 Total Annual Expenses: \$0

Expense Year: Expense Source: Loss Factor:

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MLS #: 12126750 Prepared By: Robert E Frank, GRI | Robert E. Frank Real Estate | 08/02/2024 04:57 PM