



Office/Tech
 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:
 Off Mkt:
 CTGF:
 County: **Lake**
 Year Built: **1978**
 Subtype: **Medical, Office, Technical/Research & Development**
 Zoning Type: **Commercial**
 Actual Zoning: **GC**
 Buyer Ag. Comp.: **2.5% - \$495 (G)**
 Mobility Score: **-**
 List Price Per SF: **\$125.22**

MLS #: **12126750**
 List Date: **08/01/2024**
 List Dt Rec: **08/02/2024**
 Contract:
 Concessions:
 Lst. Mkt. Time: **2**
 Township: **Lake Villa**
 PIN #: **05012070030000**
 Blt Before 78: **No**
 # Stories: **1**
 # Units: **1**
 # Tenants:
 Unit SF: **3350**

List Price: **\$419,500**
 Orig List Price: **\$419,500**
 Sold Price:
 Lease SF/Y:
 Rented Price:
 Mthly. Rnt. Price:
 Multiple PINs: **No**
 Min Rent. SF: **3,350**
 Max Rent. SF: **3,350**
 Relist:

Sold Price Per SF: **\$0**



Lot Dimensions: **178 X 267**
 Acreage: **1.01**
 Land Sq Ft: **44244**
 Approx Total Bldg SF: **3350**
 Gross Rentable Area: **3,350**
 Net Rentable Area: **3,350**
 Estimated Cam/Sf:
 Est Tax per SF/Y:
 Lease Type:

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.**

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: **Carpets, 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	Real Estate Taxes:	\$6,624.34
Total Income/Month:		Tax Year:	2023
Total Income/Annual:	\$0	Total Annual Expenses:	\$0
Annual Net Operating Income:	\$0	Expense Year:	
Net Operating Income Year:		Expense Source:	
Cap Rate:		Loss Factor:	

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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