

Office Building For Lease

ROBERT E. FRANK
REAL ESTATE
847-356-LAND
RobertEFrankRealEstate.com

**142 Hawley St.
Grayslake, IL 60030**



**Robert E. Frank, GRI
Owner / Broker**

**P.O. Box 1111
Lake Villa, IL 60046**

**Phone: 847-356-LAND x11
Fax: 847-356-3311
Cell: 847-508-LAND (5263)**

**E-mail:
RobertEFrankRealEstate@gmail.com**

**We're on
the Web!**

Features:

- *Approx. 1,000 square feet*
- *Downtown Grayslake Location*
- *Municipal Parking Across Street*
- *Vacant*
- *Motivated Landlord*

Property is located from Rte. 83 & Center St., go east on Center, then north on Whitney, east on Hawley to property on north side of road.

Asking **Under \$8 PSF** or **\$650** per month

UNDER \$8 PSF OFFICE SPACE IN SOLID BRICK COMMERCIAL BUILDING IN DOWNTOWN GRAYSLAKE! AMPLE PARKING WITH ADD'L MUNICIPAL PARKING ACROSS THE STREET. APPROX. 1,000 SQ. FT. AVAIL. AT UNDER \$8.00 PER SQ. FT.! FLEXIBLE LANDLORD WILL WORK W/ TENANT FOR LONG OR SHORT TERM LEASE. EASY TO SHOW. POSSIBLE LEASE W/ OPTION TO BUY!! APPROX. 1,000 SQ. FT. FOR \$650 PER MONTH GROSS. NO TAX, CAM, OR INSURANCE!!!! AGENT INTEREST.



Office/Tech
 Status: **ACTV**
 Area: **30**
 Address: **142 Hawley St Unit 3, Grayslake, Illinois 60030**
 Directions: **RT 120 AND LAKE STREET, NORTH ON LAKE STREET TO HAWLEY, EAST TO 142 HAWLEY (NEXT TO GL FIRE STATION)**
 Sold by:
 Closed:
 Off Mkt:
 CTGF:
 County: **Lake**
 Coordinates: **N:33 W:21**
 Year Built: **1958**
 Subtype: **Office**
 Zoning Type: **Commercial**
 Actual Zoning: **GB**
 MLS #: **07201337**
 List Date: **04/29/2009**
 List Dt Rec: **04/29/2009**
 List Price: **\$0**
 Orig List Price: **\$0**
 Sold Price:
 Lease SF/Y: **\$8**
 Rented Price:
 Mthly. Rnt. Price:
 Contract:
 Points:
 List. Mkt Time: **798**
 Township: **Avon**
 PIN #: **06263070160000**
 Blt Before 78: **Yes**
 # Stories: **1**
 # Units: **7**
 # Tenants: **6**
 Subdivision:
 Multiple PINs: **No**
 Min Rent. SF: **1000**
 Max Rent. SF: **1000**

Lot Dimensions: **80X177X70X98X10X85**
 Acreage: **0.3**
 Land Sq Ft: **13240**

Approx Total Bldg SF: **6800**
 Gross Rentable Area:
 Net Rentable Area:
 Estimated Cam/Sf: **0**
 Est Tax per SF/Y: **0**
 Lease Type: **Gross**

Remarks: **UNDER \$8 PSF OFFICE SPACE IN SOLID BRICK COMMERCIAL BUILDING IN DOWNTOWN GRAYSLAKE! AMPLE PARKING WITH ADD'L MUNICIPAL PARKING ACROSS THE STREET. APPROX. 1,000 SQ. FT. AVAIL. AT UNDER \$8.00 PER SQ. FT.! FLEXIBLE LANDLORD WILL WORK W/ TENANT FOR LONG OR SHORT TERM LEASE. EASY TO SHOW. POSSIBLE LEASE W/ OPTION TO BUY!! APPROX. 1,000 SQ. FT. FOR \$650 PER MONTH GROSS. NO TAX, CAM, OR INSURANCE!!!!**

Approximate Age: **Older**
 Type Ownership: **Limited Liability Corp**
 Frontage Acc: **City Street**
 Docks/Delivery: **None**
 # Drive in Doors: **0**
 # Trailer Docks: **0**
 Geographic Locale: **North Suburban**
 Location: **Central Business District, Mixed Use Area**
 Construction: **Brick, Concrete, Concrete Block**
 Building Exterior:
 Foundation: **Brick, Concrete**
 Roof Structure: **Flat**
 Roof Coverings: **Membrane**
 Air Conditioning: **Central Air**
 Heat/Ventilation: **Central Heat/Indiv Controls, Forced Air, Gas**
 Electrical Svcs: **201-600 Amps**
 Fire Protection: **Fire Extinguisher/s**
 Current Use: **Commercial, Office and Research**
 Potential Use: **Commercial, Office and Research**
 Client Needs: **Lease or Rent**
 Client Will:

Misc. Outside: **Handicapped Access**
 # Parking Spaces: **14**
 Indoor Parking:
 Outdoor Parking: **13-18 Spaces, Paved, Private Lot**
 Misc. Inside: **Heavy Floor Load, Multi-Tenant, Overhead Door/s, Storage Inside**
 Floor Finish: **Carpet, Concrete**
 Extra Storage Space Available: **Yes**
 Water Drainage: **Floor Drains**
 Utilities To Site: **Electric to Site, Gas to Site, Sanitary Sewer to Site, Water-Municipal, Water to Site**
 HERS Index Score:
 Green Disc:
 Green Rating Source:
 Green Feats:
 Known Encumbrances: **First Mortgage**
 Backup Info:
 Tenant Pays: **Air Conditioning, Electric, Heat, Varies by Tenant**
 Possession:
 Sale Terms:
 Investment:
 Users:

Financial Information

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

Real Estate Taxes:
 Tax Year:
 Total Annual Expenses: **0**
 Expense Year:
 Expense Source:
 Loss Factor: **0**

Agent Remarks: **Caal LA at 847-508-5263 or LO for showing**

Internet Listing: **All**
 VOW AVM: **Yes**
 Listing Type: **Exclusive Right to Sell**
 Coop Comp: **1/2 OF FIRST MONTH'S RENT**
 Information: **Show-Call Listing Office**
 Broker: **Robert E. Frank Real Estate (2412)**
 List Agent: **Robert Frank, GRI (11927)**
 Email: **robertfrankrealestate@gmail.com;**
Landman5263@aol.com
 Co-lister:

Remarks on Internet?: **Yes**
 VOW Comments/Reviews: **Yes**
 Address on Internet: **Yes**
 Other Compensation:

Ph #: **(847) 356-5263**
 Ph #: **(847) 356-5263**
 Agent Alt Ph #: **(847) 508-5263**

Agent Owned/Interest: **Yes**
 Lock Box:
 Special Comp Info: **None**
 Call for Rent Roll Info:
 Expiration Date:
 Team:
 Agent Addn'l Info:

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MLS #: 07201337

Prepared By: Robert Frank, GRI | Robert E. Frank Real Estate | 07/06/2011 12:03 AM

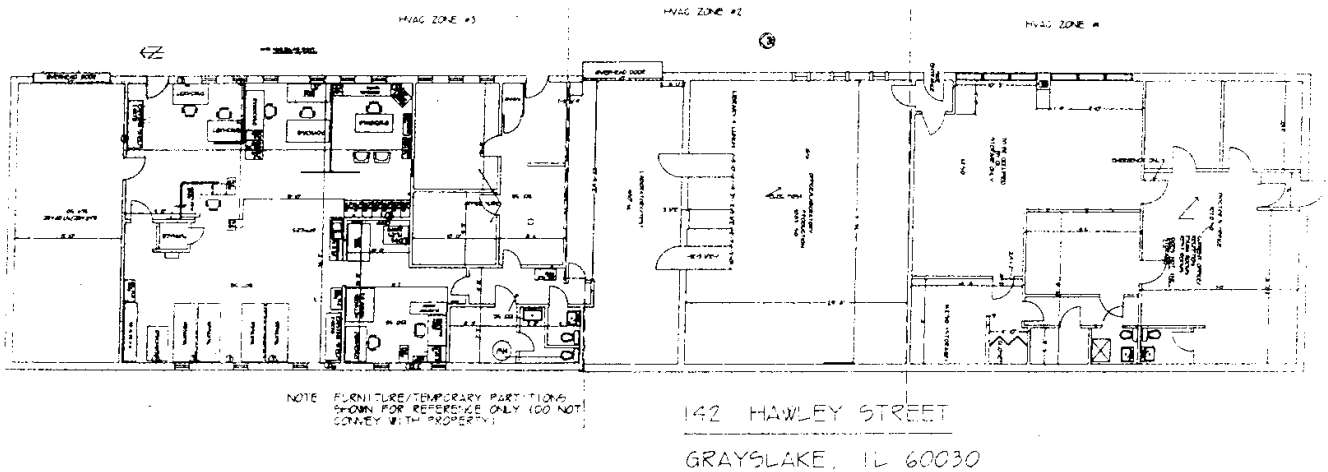
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Aerial:



Bldg.



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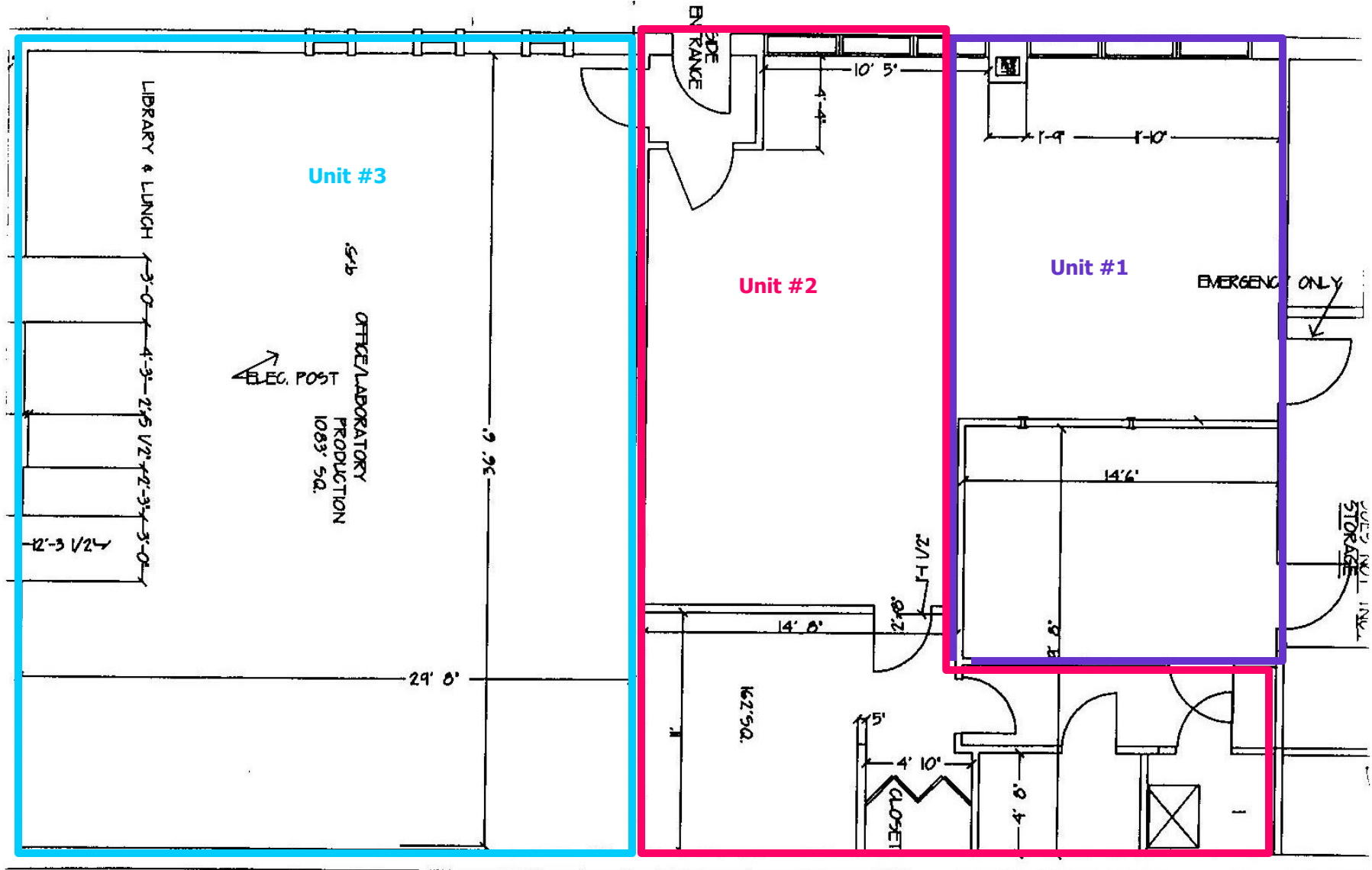
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Unit #1: Leased (Kumon)

Unit #2: Available

Unit #3: Available

→ Add'l sf Available

