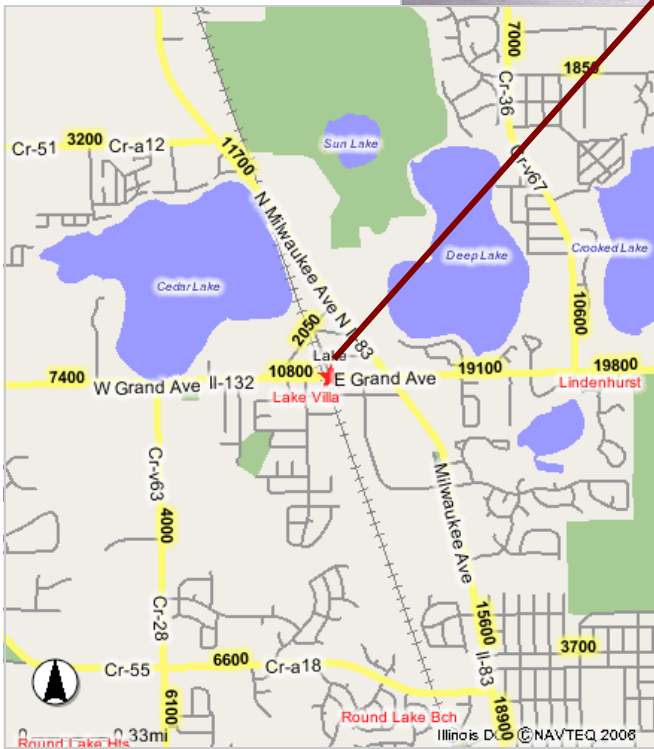


# Office Space For Lease

*Robert E. Frank  
Real Estate, Inc.*

Serving your real estate needs in  
Lake & McHenry Counties since 1980.

**203 E. Grand Ave.  
Lake Villa, IL 60046**



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

**P.O. Box 1111  
829 Milwaukee Ave.  
Lake Villa, IL 60046**

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

**E-mail:  
Landman5263@ameritech.net**

**We're on  
the Web!**

## Features:

- \$8.31 per square foot on busy Grand Ave.
- Commuter train station across the street
- Ample parking
- Building equipped with central air conditioning
- Many possibilities

*Property is located just West of Route 83  
on Grand Avenue (Route 132)*

*All Information is not Guaranteed*

Office space for rent on busy Grand Avenue with commuter train station across the street!! Ideal for law, accounting, medical, or other professional office. Ample parking area. Newer HVAC system & newer ADA bathrooms. Lease approx. 650+ SF. Multiple office suite, individually or all together. Can divide! Flexible landlord may consider option to buy!! Agent Owned.

**\$8.31 per square foot**

**www.robertefrankrealestate.com**



**Office/Tech**

MLS #: **07584283** Status: **NEW** CTGF:  
 Rent Price: **\$8.31** Lease Type: **Gross** List Price:  
 Rented Price: Contract Date: Sold Price:  
 Est. CAM/SF: Est. Tax/SF: Closed Date:

**Property Location**

Address: **203 E Grand Ave Unit 4**  
 City: **Lake Villa** Zip: **60046** Area #: **46**  
 Subdivision:  
 County: **Lake** Township: **LAKE VILLA** Yr. Built: **1975**  
 Parcel ID#: **06041000040000** Multiple PIN: **No**  
 Coordinates: North: **37** South: **0** East: **0** West: **22**  
 Directions: **FROM RT.83 AND RT.132(GRAND AVE.) GO WEST ON GRAND TO SIGN AND #.**

**Property Information And Description**

Subtype: **Office** Min Avail SqFt: **650** Max Avail SqFt: **650**  
 Zoning: **Commercial / CB** # Stories: **1** # Units: **4** # Parking Spaces: **10** # Tenants: **3**  
 Lot Dimensions: **100 X 165** Land Sq. Ft: **16500**  
 Approx. Total Bldg. Sq. Ft: **2200** Docks/Delivery: **None** #Drive In Door: **0** # Truck Lev. Docks: **0**

Approximate Age: **16-25 Years**  
 Air Conditioning: **Central Air**  
 Backup Package: **Floor Plans and Specs, Survey Existing**  
 Client Needs:  
 Client Will: **Will Divide**  
 Construction: **Brick, Wood Frame**  
 Current Use: **Commercial**  
 Water Drainage: **Floor Drains**  
 Docks: **None**  
 Electrical Svcs: **101-200 Amps**  
 Building Exterior: **Aluminum/Vinyl/Steel Siding, Log**  
 Floor Finish: **Carpet, Tile**  
 Foundation: **Concrete**  
 Fire Protection: **None**  
 Frontage Acc: **State Road**  
 Heat/Ventilation: **Forced Air, Gas**  
 Information: **Short Notice OK**  
 Known Encumbrances: **None Known**  
 Location: **Mixed Use Area**  
 Lock Box:  
 Misc. Inside: **Handicapped Access, Multi-Tenant, Storage Inside**  
 Misc. Outside: **Security Lighting**  
 Type Ownership: **Corporation**  
 Indoor Parking:  
 Outdoor Parking: **13-18 Spaces**  
 Possession:  
 Potential Use: **Commercial**  
 Roof Coverings: **Shingle Composition**  
 Roof Structure: **Mansard**  
 Tenant Pays: **Air Conditioning, Electric, Heat, Scavenger**  
 Terms:  
 Utilities To Site: **Electric to Site, Gas to Site, Sanitary Sewer to Site, Water-Municipal, Water to Site**  
 Geographic Locale: **North Suburban**  
 Extra Storage Space Available: **Yes**  
 HERS Index Score:  
 Green Disc:  
 Green Rating Source:  
 Green Feats:

Remarks: **New carpet and freshly painted three office suite located on busy Grand Avenue. Gross rent of \$450 is perfect for your small business. Shared utilities with adjoining Suite. Landlord takes care of lawn maintenance and snow removal. ADA common area washrooms with tile floors. Vacant and easy to show. Join Dan Weier Insurance, Admin Services, & Helping Hand Caregivers at this great space! Available immediately!!**

Agent Remarks:

MLS #: 07584283

Address: 203 E Grand Ave UN 4, Lake Villa, 60046

**Income Data**

Tenant Name	Sq. Ft	Lease Exp. Dt.	Lease Type	Monthly Reimbursed Exp.	Monthly Income.
<b>WEIER INSURAN</b>	<b>500</b>				
<b>ADMIN SERVICE</b>	<b>400</b>				
<b>HELPING HAND</b>	<b>450</b>				

Total Monthly Income:  
 Gross Rental Income:  
 Effective Gross Income:  
 Parking Income:  
 Miscellaneous Income:  
 Total Annual Income:

**Annual Operating Expenses**

	Amount	Source
Real Estate Taxes: (Tax Year:2009)	<b>\$4,601.98</b>	<b>Actual</b>
Janitor	<b>\$0</b>	
Management	<b>\$0</b>	
Fuel	<b>\$0</b>	
Electric	<b>\$0</b>	
Water	<b>\$0</b>	
Scavenger	<b>\$0</b>	
Insurance	<b>\$0</b>	
Repairs-Decorating	<b>\$0</b>	
Association Fee	<b>\$0</b>	
Elevator	<b>\$0</b>	
Supplies	<b>\$0</b>	
Advertising	<b>\$0</b>	
Vacancy	<b>\$0</b>	
Other Expenses	<b>\$0</b>	
Expense Year:	Expense Source:	Less Total Annual Expenses:
	Net Operating Year:	Net Operating Income:
	Cap Rate: <b>0</b>	

**Broker Information**

Special Comp. Info.: **None** Listing Type: **Exclusive Right to Lease**  
 Co-Operative Compensation: **1/2 FIRST MONTH'S RENT - \$75**  
 Other Compensation: Agent Owned/Interest: **Yes**  
 Broker: **Robert E. Frank Real Estate** ID#: **2412** Office Phone: **(847) 356-5263**  
 Agent: **Robert Frank** ID#: **11927** Agent Phone: **(847) 356-5263**  
 Co-Lister: Team: Agent Additional Info:  
 Agent E-mail: **Landman5263@ameritech.net; Landman5263@aol.com** Alternate Phone Number: **(847) 508-5263**  
 Office URL:

**Listing Information**

MLS #: **07584283** Status: **NEW** List Price:  
 List Date Received: **07/17/2010** List MT: **1** Original List/Rent Price: **/\$8.31**  
 Listing Date: **07/17/2010** List Office #: **2412** Sale Price:  
 Off Market Date: List Agent #: **11927** Rented Price:  
 Contract Date: Sale Office #: Financing:  
 Closed Date: Sale Agent #: Points:  
 Status Date: **07/17/2010** Update Date: **07/17/2010**

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Prepared By: Robert Frank - Robert E. Frank Real Estate 07/17/2010 01:15 PM

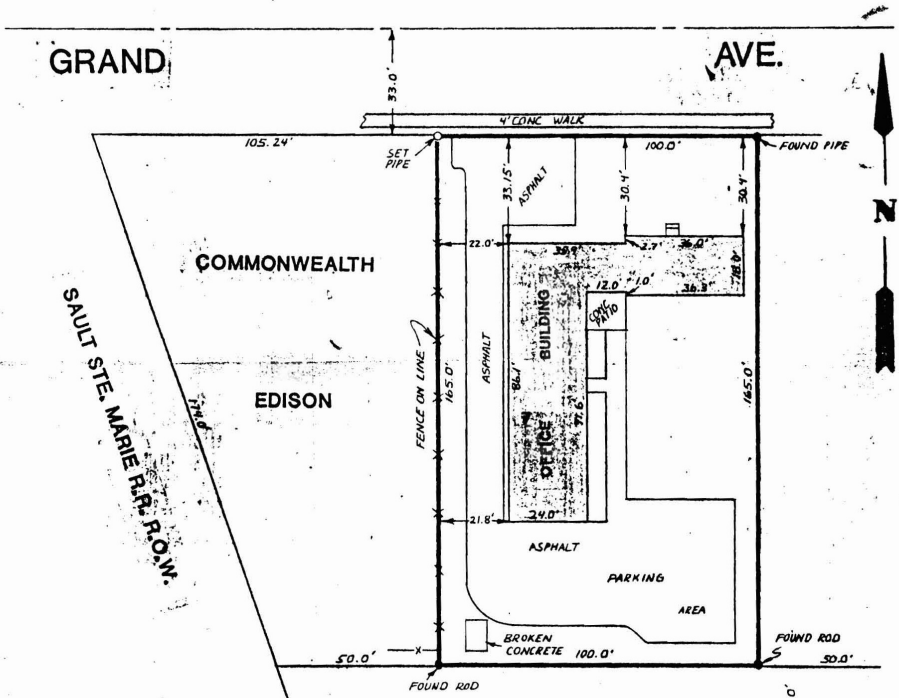
# Office Space For Lease

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## Plat of Survey

That part of the North West Quarter of the North West Quarter of Section 4, Township 45 North, Range 10, East of the Third Principal Meridian described as follows: Commencing at the intersection of the Easterly Right of way Line of the Sault Ste. Marie Railroad with the South line of the public highway extended East and West along the North line of said Section, known as Fox Lake Road (Grand Avenue); thence South Easterly along the Sault Ste. Marie Railroad right of way, 174 feet; thence East 150 feet more or less, to a point that is 165 feet South of the South line of the public highway known as Fox Lake Road (Grand Avenue) for the point of beginning; thence North 165 feet to the South line of said public highway known as Fox Lake Road (Grand Avenue); thence West along the South line of said road, a distance of 100 feet; thence South a distance of 165 feet; thence East a distance of 100 feet to the point of beginning, in Lake County, Illinois.



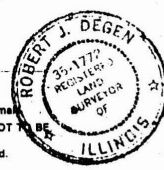
PREPARED FOR:  
The Land Office  
22 S. Milwaukee Ave.  
Lake Villa, IL 60046

ADDRESS: 203 Grand Ave.  
Lake Villa, IL 60046

**J. DEGEN ASSOCIATES**  
104 Madison Drive  
Mendota, IL 60046  
(815) 460-1100

NOTE:  
FOR BUILDING LINES AND EASEMENTS, REFER TO ABSTRACT OF TITLE FOR POSSIBLE ADDITIONAL EASEMENTS, COVENANTS, RESTRICTIONS OR OTHER ENCUMBRANCE UPON SUBJECT PROPERTY. REFER TO VILLAGE, CITY OR COUNTY CODES FOR FRONT, SIDE AND/OR REAR BUILDING SETBACK RESTRICTIONS.  
NO LIABILITY IS ASSUMED, ACCEPTED OR ACKNOWLEDGED BY LAND SURVEYOR, TO ANY OTHER THAN PARTY SPECIFICALLY STATED, UNDER HEADING "PREPARED FOR".  
Compare your description and site markings with this plat and AT ONCE report any discrepancies which you may find.

Scale 1" = 30'  
Iron stakes set  
Iron stakes found  
Distances are given in feet & decimals  
DIMENSIONS OR ANGLES ARE NOT TO BE ASSUMED FROM SCALING.



February 1 1983  
STATE OF ILLINOIS, }  
COUNTY OF LAKE } ss  
We hereby certify that all the buildings on this property have been located as indicated on the above plat and that any adjoining improvements that appear on said property are also shown on this plat.  
*Robert J. Degen*  
SURVEYOR

February 1 1983  
STATE OF ILLINOIS, }  
COUNTY OF LAKE } ss  
This is to certify that we have surveyed the above described property according to the Official Record and the above plat correctly represents said survey.  
*Robert J. Degen*

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

**P.O. Box 1111  
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