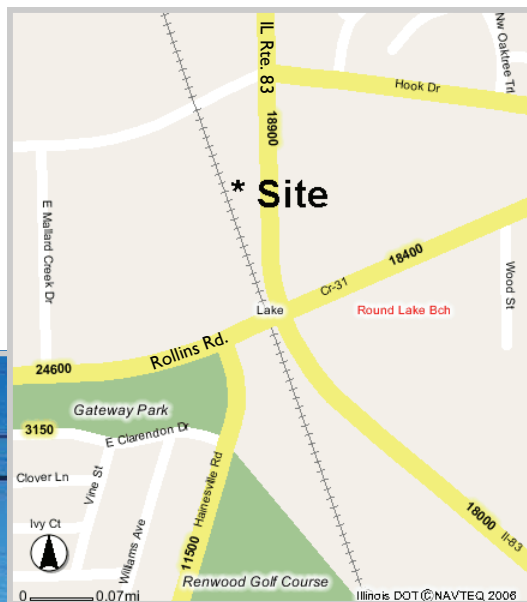


Commercial Property For Lease

*Robert E. Frank
Real Estate, Inc.*

796 E. Rollins Rd., Round Lake Beach, IL 60073



*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:

- High Traffic Count*
- End Cap*
- Drive Thru*
- Lease With our Without Dry Cleaning Equipment*
- Ideal for Many Uses*
- Shares Strip Center with Hertz & Merlin Muffler*

*Property is located:
From Rt. 83 & Rollins, North on
Route 83 to # on West Side of the
Road. Next to Hertz & Merlin
Muffler.*

Asking

\$1,750 per Month (\$15 per square foot gross)

Commercial strip center END CAP with drive thru window! High traffic count of approx. 19000 on State Route 83. Long time dry cleaners. Landlord will lease with existing equipment or clear out for new use. Ideal for fast food, professional office space, or retail. Join Hertz & Merlin Muffler! \$1,750 per month gross. Includes tax and CAM charges! Locate you business here today!

www.robtefrankrealestate.com

All Information is not Guaranteed

Commercial Property For Lease

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796 E. Rollins Rd., Round Lake Beach, IL 60073

PIN: 06-16-200-011

County: Lake

Township: Avon

Zoning: GC

Dimensions: 604.9 x 575 x 187.83

Building Square Footage: 7,000

Year Built: 1985

2007 Taxes: \$14,733.03

Land Square Footage: 34,387

Available Rental Sq. Footage: 1,400

Stories: 1

Drive In Doors: 0

Approximate Age: 16—25 Years

Air Conditioning: Central Air

Construction: Concrete Block, Steel

Current Use: Commercial

Docks: None

Building Exterior: Block

Floor Finish: Concrete

Foundation: Concrete

Frontage Access: State Road

Heat / Ventilation: Forced Air, Gas

Location: Central Business District

Misc. Inside: Handicapped Access

Misc. Outside: Handicapped Access, Security Lighting, Drive-Thru

Parking Outdoors: 19—30 Spaces, Lighted, Paved

Potential Use: Commercial, Office / Research, Retail

Roof Coverings: Membrane

Roof Structure: Flat

Tenant Pays: Varies by Tenant

Utilities to Site: Electric, Gas, Sanitary Sewer, Water-Municipal

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