

OFFICE FOR LEASE

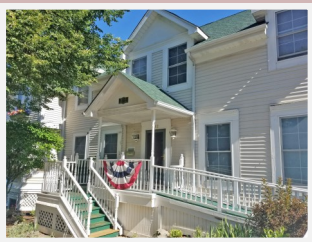
DOWNTOWN GRAYSLAKE

PROPERTY FEATURES:

- * Approx. 300 sf
- * Partially Furnished
- * Kitchen: 6 x 9
- * Restroom: 5 x 8
- * Main Open Office: 11 x 30
- * SHARED Office Space
- * Downtown Grayslake
- * Handicapped Accessible

DIRECTIONS:

Rte. 83 & Center Street, go west on Center, then south on Whitney to the corner of Whitney & Park.



**202 Park Ave.
Grayslake, IL 60030**

Asking
\$450 per month + Utilities

Shared office space in downtown Grayslake multi-tenant building! This open office space is available immediately and includes a shared kitchen area and bathroom. Fully carpeted, classic hardwood trim throughout, newer windows, gas forced air heat, and central air conditioning. Utilities to be shared with Goosehead Insurance Agency. Looking to get out of your home office or to shrink your overhead and footprint?? This could be your opportunity. Handicapped accessible. Off-street parking. Includes snow removal and lawn maintenance. Just two blocks away from many great downtown restaurants for a business lunch or quick bite to eat. Agent interest.



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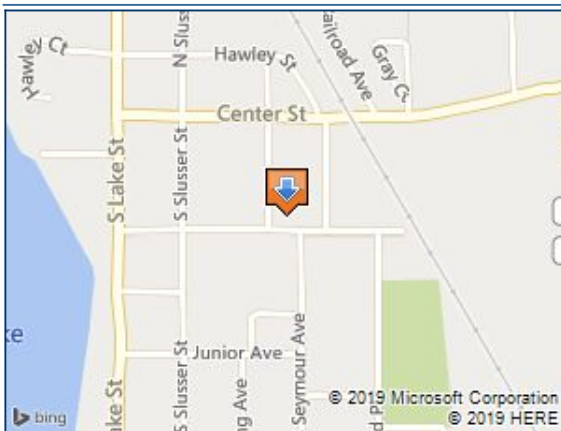


*All information is
Not Guaranteed*



Office/Tech
 Status: **NEW** MLS #: **10513810** List Price:
 Area: **30** List Date: **09/11/2019** Orig List Price:
 Address: **202 Park Ave , Grayslake, IL 60030** List Dt Rec: **09/11/2019** Sold Price:
 Directions: **Rte. 83 & Center Street, go west on Center, then south on Whitney to the corner of Whitney & Park.**
 Closed: Contract: Lease SF/Y: **\$18**
 Off Mkt: Concessions: Rented Price:
 CTGF: List. Mkt Time: **1** Mthly. Rnt. Price: **\$450**
 County: **Lake** Township: **Avon** Multiple PINs:
 PIN #: **300**
 Year Built: **1903** Blt Before 78: **Yes**
 Subtype: **Office** # Stories: **2**
 Zoning Type: **Commercial** # Units: **7** Min Rent. SF: **300**
 Actual Zoning: **CT** # Tenants: **6** Max Rent. SF: **300**
 Unit SF: **300** (Leasable Area Units: **Square Feet**) Relist:

Mobility Score: **39 - Minimal Mobility.**
 List Price Per SF: **\$0** Sold Price Per SF: **\$0**



Lot Dimensions:
 Acreage: **0.22**
 Land Sq Ft:
 Approx Total Bldg SF: Estimated Cam/Sf: **\$0**
 Gross Rentable Area: Est Tax per SF/Y: **\$0**
 Net Rentable Area: Lease Type: **Gross**
 Remarks: **Shared office space in downtown Grayslake multi-tenant building! This open office space is available immediately and includes a shared kitchen area and bathroom. Fully carpeted, classic hardwood trim throughout, newer windows, gas forced air heat, and central air conditioning. Utilities to be shared with Goosehead Insurance Agency. Looking to get out of your home office or to shrink your overhead and footprint?? This could be your opportunity. Handicapped accessible. Off-street parking. Includes snow removal and lawn maintenance. Just two blocks away from many great downtown restaurants for a business lunch or quick bite to eat. Agent interest.**

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: **Wood Frame**
 Building Exterior: **Aluminum Siding, Frame**
 Foundation: **Concrete**
 Roof Structure: **Pitched**
 Roof Coverings: **Shingle Composition**
 Air Conditioning: **Central Air**
 Heat/Ventilation: **Central Heat/Indiv Controls, Ceiling Fans**
 Electrical Svcs: **Separate Meters, 0-100 Amps**
 Fire Protection: **Fire Extinguisher/s**
 Current Use: **Office and Research**
 Potential Use: **Office and Research**
 Client Needs:
 Client Will:

Misc. Outside: **Handicapped Access**
 # Parking Spaces: **5**
 Indoor Parking:
 Outdoor Parking: **1-5 Spaces**
 Parking Ratio:
 Misc. Inside: **Handicapped Access, Private Restroom/s, Storage Inside**
 Floor Finish: **Carpet, Tile**
 Extra Storage Space Available: **Yes**
 Water Drainage: **Storm Sewers**
 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:
 Backup Info: **Aerial Map, Demographics, Traffic Counts, Backup Package**
 Tenant Pays: **Air Conditioning, Electric, Heat, Janitorial, Water/Sewer, Varies by Tenant**
 Possession: **Negotiable**
 Sale Terms:
 Investment:
 Users:
 Gas Supplier: **Other**
 Electric Supplier: **Commonwealth Edison**

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

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

Broker: **Robert E. Frank Real Estate (2412) / (847) 356-5263**
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 CoList Broker: **More Agent Contact Info:**