

SPACE FOR LEASE DOWNTOWN

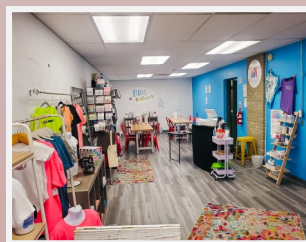
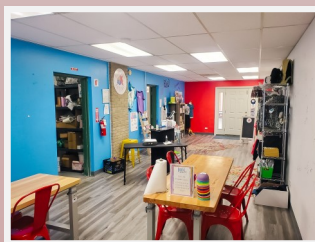
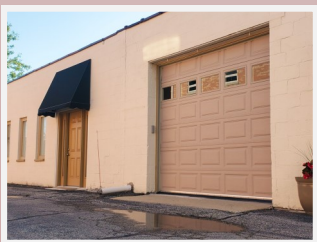


PROPERTY FEATURES:

- * Approx. 900 sf
- * Add'l sf Also Available
- * Downtown Grayslake
- * Municipal Parking Across the Street
- * Motivated Landlord
- * Zoned General Business

DIRECTIONS:

From Rte. 83 & Center St., go east on Center, then north on Whitney, east on Hawley to property on north side of the road.



**142 Hawley St., #3b & 4
Grayslake, IL 60030**

Asking

\$995 per month

GRAYSLAKE OFFICE/WAREHOUSE SPACE. GET OUT OF YOUR HOME OFFICE FOR YOUR SANITY!! PRIVATE ADA BATHROOM. NEWER FLOORING. TENANT PARKING LOT ADJOINS BUILDING AND ADDITIONAL MUNICIPAL PARKING IS ACROSS THE STREET. NEWER ROOF. NEWER HVAC WITH CENTRAL AIR. NEWER OFFICE ENTRY DOOR WITH SIDELIGHTS. NEWER GARAGE DOOR (9' HIGH AND 10' WIDE) WITH OPENER LEADS TO APPROX. 532 SQUARE FOOT GARAGE/LAB SPACE (14' wide by 38' deep) WITH ADDITIONAL 450 SQUARE FOOT OFFICE/STORAGE SPACE (12' wide by 38' deep). MULTIPLE USES INCLUDE PROFESSIONAL OFFICE/SMALL CONTRACTOR/STORAGE/RETAIL SHOP/ETC. PRIVATE BATHROOM. FLEXIBLE LANDLORD WILL WORK WITH TENANT FOR LONG OR SHORT TERM LEASE. EASY TO SHOW. POSSIBLE LEASE WITH OPTION TO BUY!! BLOCK NORTH OF CENTER STREET. GROSS LEASE WITH LANDLORD PAYING TAX, CAM, AND INSURANCE!!!! BROKER OWNED INTEREST. JOIN KUMON, FRONT FINANCIAL, EXDIRECTMAIL. WALK YOUR CLIENTS TO DOWNTOWN RESTAURANTS. AVAILABLE IMMEDIATELY AND ADDITIONAL OFFICE SPACE AVAILABLE.



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*All information is
Not Guaranteed*



Office/Tech

Status: **ACTV** MLS #: **11077953** List Price: **\$13.27**
 Area: **30** List Date: **05/06/2021** Orig List Price:
 Address: **142 Hawley St Unit 3B-4, Grayslake, IL 60030** Sold Price:
 Directions: **RT 120 AND LAKE STREET, NORTH ON LAKE STREET TO HAWLEY, EAST TO 142 HAWLEY (NEXT TO GL FIRE STATION)**
 Closed: Contract:
 Off Mkt: Concessions:
 CTGF: Lst. Mkt. Time: **8**
 County: **Lake** Township: **Avon** Multiple PINs:
 Year Built: **1958** Blt Before 78: **Yes**
 Subtype: **Office** # Stories: **1**
 Zoning Type: **Commercial** # Units: **7** Min Rent. SF: **900**
 Actual Zoning: **GB** # Tenants: **7** Max Rent. SF: **1693**
 Unit SF: **900** (Leasable Area Units: **Square Feet**)

Mobility Score: **39 - Minimal Mobility.**

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

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



Lot Dimensions:

Acreage: **0.3**

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: **GRAYSLAKE OFFICE/WAREHOUSE SPACE. GET OUT OF YOUR HOME OFFICE FOR YOUR SANITY!! PRIVATE ADA BATHROOM. NEWER FLOORING. TENANT PARKING LOT ADJOINS BUILDING AND ADDITIONAL MUNICIPAL PARKING IS ACROSS THE STREET. NEWER ROOF. NEWER HVAC WITH CENTRAL AIR. NEWER OFFICE ENTRY DOOR WITH SIDELIGHTS. NEWER GARAGE DOOR (9' HIGH AND 10' WIDE) WITH OPENER LEADS TO APPROX. 532 SQUARE FOOT GARAGE/LAB SPACE (14' wide by 38' deep) WITH ADDITIONAL 450 SQUARE FOOT OFFICE/STORAGE SPACE (12' wide by 38' deep). MULTIPLE USES INCLUDE PROFESSIONAL OFFICE/SMALL CONTRACTOR/STORAGE/RETAIL SHOP/ETC. PRIVATE BATHROOM. FLEXIBLE LANDLORD WILL WORK WITH TENANT FOR LONG OR SHORT TERM LEASE. EASY TO SHOW. POSSIBLE LEASE WITH OPTION TO BUY!! BLOCK NORTH OF CENTER STREET. GROSS LEASE WITH LANDLORD PAYING TAX, CAM, AND INSURANCE!!!! BROKER OWNED INTEREST. JOIN KUMON, FOREFRONT FINANCIAL, EXDIRECTMAIL. WALK YOUR CLIENTS TO DOWNTOWN RESTAURANTS. AVAILABLE IMMEDIATELY AND ADDITIONAL OFFICE SPACE AVAILABLE.**

Approximate Age: **Older**
 Type Ownership: **Limited Liability Corp**
 Frontage Acc: **City Street**
 Docks/Delivery: **None**
 # Drive in Doors: **1**
 # Trailer Docks: **0**
 Geographic Locale: **North Suburban**
 Location: **Central Business District, Mixed Use Area**
 Construction: **Brick, Concrete, Concrete Block**
 Building Exterior: **Brick, Block**
 Foundation: **Brick, Concrete**
 Roof Structure: **Flat**
 Roof Coverings: **Membrane**
 Air Conditioning: **Central Air**
 Heat/Ventilation: **Forced Air, Gas**
 Electrical Svcs: **101-200 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: **13**
 Indoor Parking: **1-5 Spaces**
 Outdoor Parking: **13-18 Spaces, Paved, Private Lot**
 Parking Ratio:
 Misc. Inside: **Heavy Floor Load, Multi-Tenant**
 Floor Finish: **Concrete**
 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: **First Mortgage**
 Backup Info: **Survey Existing, Tax Bill**
 Tenant Pays: **Air Conditioning, Electric, Heat, Scavenger, 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**

List Broker: **Robert E Frank, GRI (11927) / (847) 356-5263 / robertefrankrealestate@gmail.com; Landman5263@aol.com**