



ROBERT E. FRANK
OWNER / MANAGING BROKER
847-508-5263



Downtown Grayslake **STORE FOR LEASE ASKING \$1,995/MO**

**236 CENTER ST.
GRAYSLAKE, IL 60030**



ABOUT PROPERTY

GRAYSLAKE VILLAGE CENTER leasing opportunity in the heart of downtown! This high exposure, Center Street location has approx. 1,360 sf retail/office space plus a full basement for storage. Customers/clients can access this commercial space from front or rear of this prominent, two story brick building. The area facing south has newer laminate flooring and original tin ceiling with newer light fixtures. Massive display windows will draw attention to your business. Recently remodeled rear area has two offices, conference room/breakroom/storage area and bathroom. For many years, housed the popular 27 Houses retail store. This space can be used for retail, resale, antique sales, accounting, insurance, beauty salon, restaurant, smoothie bar, coffee, donut shop, sweet shop, etc... Assigned parking in rear of building and municipal parking across the street. Join Charlies, First Draft, Emil's, The Vine, My Eye Doctor, Beer Bazaar, Something Brewing, The Farmer's Market, Etc... Landlord OK with multi year lease. Lease includes basement area for storage. Available immediately. Landlord is a licensed Realtor. Second floor has two bedroom and one bedroom apartments that are available for AIRBNB operator or year to year tenancy.

FEATURES

- Approx. 1,360 sq. ft.
- \$17.60 SF/YR
- Modified Gross
- Many Potential Uses
- LOCATION!!!!
- Ample Parking
- Basement Storage
- Avail Immediately

**Can Also Contact Property Manager, Louis Frank, at
847-476-8136 for Questions or a Showing**



847-356-LAND



P.O. BOX 1111, LAKE VILLA, IL 60046



WWW.ROBERTEFRANKREALESTATE.COM



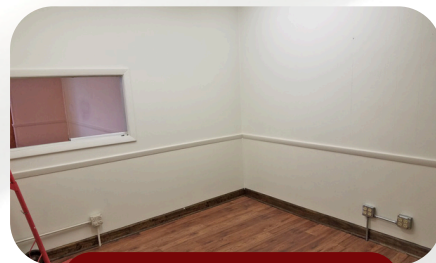
ROBERTEFRANKREALESTATE@GMAIL.COM



BACK ENTRANCE



DISPLAY



OFFICE AREA

**Retail/Stores**Status: **NEW**Area: **30**Address: **236 Center St , Grayslake, IL 60030**Directions: **From Rt. 83 (Barron Blvd) and Center Street go West to downtown Grayslake and #236**Lst. Mkt. Time: **2**

Closed Date:

Off Mkt Date:

Township: **Avon**Zoning Type: **Commercial**Actual Zoning: **CB**Subtype: **Neighborhood Storefront**Lot Dimensions: **31 x 130**

Apx. Tot. Bldg SF:

Land Sq Ft: **4029**

Net Rentable Area:

Mobility Score: -

MLS #: **12544573**List Date: **01/09/2026**List Dt Rec: **01/09/2026**

List Price:

Orig List Price:

Sold Price:

Rented Price:

Lease Price SF/Y: **\$17.60**Mthly. Rnt. Price: **\$1,995**

CTGF:

County: **Lake**

PIN #:

Multiple PINs:

Min Rentbl. SF: **1360**Max Rentbl. SF: **1360**Lot Size Source: **County Records**# Stories: **2**

Gross Rentbl. Area:

Units: **3**Unit SF: **1360** (Leasable AreaUnits: **Square Feet**)Lease Type: **Gross**Est Tax per SF/Y: **\$0**# Tenants: **3**
Estimated Cam/Sf: **\$0**

Remarks: **GRAYSLAKE VILLAGE CENTER** leasing opportunity in the heart of downtown! This high exposure, Center Street location has approx.1360 sf retail/office space plus a full basement for storage. Customers/clients can access this commercial space from front or rear of this prominent, two story brick building. The area facing south has newer laminate flooring and original tin ceiling with newer light fixtures. Massive display windows will draw attention to your business. Recently remodeled rear area has two offices, conference room/breakroom/storage area and bathroom. For many years housed the popular 27 Houses retail store. This space can be used for retail, resale, antique sales, accounting, insurance, beauty salon, restaurant, smoothie bar, coffee, donut shop, sweet shop, etc... Assigned parking in rear of building and municipal parking across the street. Join Charlies, First Draft, Emil's, The Vine, My Eye Doctor, Beer Bazaar, Something Brewing, The Farmer's Market, Etc... Landlord OK with multi year lease. Lease includes basement area for storage. Available immediately. Landlord a licensed Realtor. Second floor has two bedroom and one bedroom apartments that are available for AIRBNB operator or year to year tenancy.

Frontage Acc: **City Street**
Current Use: **Commercial, Office and Research**
Known Encumbrances: **None Known**
Location: **Central Business District**
Drive in Doors: **0**
Trailer Docks: **0**
Ceiling Height: **12**
Gas Supplier: **Nicor Gas**
Electric Supplier: **Commonwealth Edison**

Construction: **Brick, Wood Frame**
Exterior: **Brick, Frame**
Foundation: **Block, Brick, Concrete**
Roof Structure: **Flat**
Roof Coverings: **Membrane**
Docks: **None**
Parking Spaces: **5**
Indoor Parking:
Outdoor Parking: **1-5 Spaces**
Parking Ratio:
Extra Storage Space Available: **Yes**
Misc. Inside: **Private Restroom(s), Storage Inside, Basement**
Floor Finish: **Carpet, Varies, Vinyl, Other**

Air Conditioning: **Central Air**
Electricity: **0-100 Amps**
Heat/Ventilation: **Forced Air, Gas**
Fire Protection: **Fire Extinguisher/s**
Water Drainage: **Storm Sewers**
Utilities To Site: **Electric to Site, Gas to Site, Sanitary Sewer to Site, Water to Site**
Tenant Pays: **Air Conditioning, Electric, Heat, Janitorial, Scavenger, Water/Sewer, Varies by Tenant**
HERS Index Score:
Green Disc:
Green Rating Source:
Green Feats:
Backup Info: **Aerial Map, Survey Existing, Tax Bill, Traffic Counts, Backup Package**
Sale Terms:
Possession:

Financial Information

Gross Rental Income: **\$0**
Annual Net Operating Income: **\$0**
Real Estate Taxes: **\$9,300.22**
Tax Year: **2024**
Special Assessments: **No**
Fuel Expense (\$/src): **/**
Trash Expense (\$/src): **/**
Operating Expense Includes:

Individual Spaces (Y/N):
Total Income/Month:
Net Operating Income Year:
Total Annual Expenses: **\$0**
Expense Source:
Frequency: **Not Applicable**
Electricity Expense (\$/src): **/**
Insurance Expense (\$/src): **/**

Total Building (Y/N):
Total Income/Annual: **\$0**
Cap Rate:
Expense Year:
Loss Factor:
Water Expense (\$/src): **/**
Other Expense (\$/src): **/**

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**
CoList Broker:

More Agent Contact Info:

Copyright 2026 MRED LLC - Information not guaranteed, request additional information from broker, investigate environmental. Use due diligence.
NOTICE: Many properties contain recording devices, and buyers should be aware that they may be recorded during a showing.

MLS #: 12544573

Prepared By: Robert E Frank, GRI | Robert E. Frank Real Estate | 01/10/2026 06:28 PM