

# SPACE FOR LEASE PRICED TO SELL

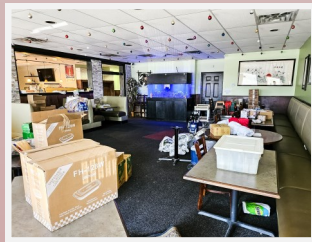
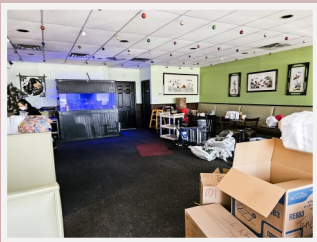


## PROPERTY FEATURES:

- \* Approx. 1,125 sq. ft.
- \* Join Full Strip Mall
- \* Tables May be Available to Remain with Lease
- \* Private Restroom
- \* Ample Parking
- \* High Traffic Counts
- \* Signage

## DIRECTIONS:

From Route 120 & Route 45: North on Route 45 to Schoolhouse Plaza (corner of Old Plank)



**115 S. US Hwy. 45  
Grayslake, IL 60030**

*Asking*

**\$1,695 per month**

Grayslake Route 45 retail/professional office space available. Formerly Tang's extra dining area this 1,125 sf space is no longer necessary "post pandemic". Gross lease where landlord pays snow removal, lawn maintenance, parking lot maintenance, real estate taxes and building insurance. Tenant pays utilities. Current tenant flexible on occupancy and may allow tables and booths to be used by new tenant. Ideal for coffee shop, donut shop, massage therapy, pizza parlor, law office, accounting office, acupuncture, dental, vein therapy, esthetician, book store, martial arts, etc... Landlord will partition the space. Rear door access for material and supply deliveries. Join Tang's, Foremost, Cut and Tan, Local Nails and Lewis Florist at School House Plaza (The southeast corner of Rt 45 and Old Plank Road). Broker interest. Contact broker for showings.



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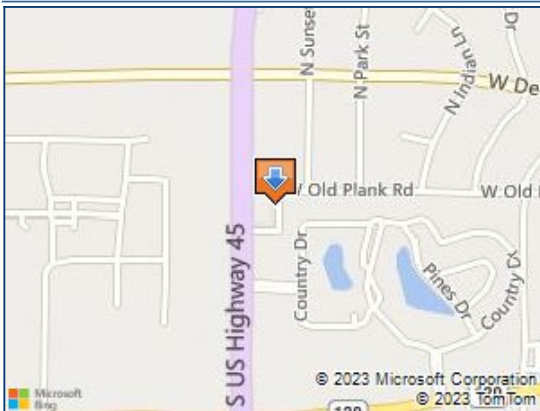


*All information is  
Not Guaranteed*



**Retail/Stores**  
 Status: **ACTV**  
 Area: **30**  
 Address: **115 S US Highway 45 , Grayslake, IL 60030**  
 Directions: **From Route 120 & Route 45: North on Route 45 to Schoolhouse Plaza to Unit in Strip Mall (corner of Old Plank)**  
 Closed Date:  
 Off Mkt Date:  
 Township: **Avon**  
 Zoning Type: **Commercial**  
 Actual Zoning: **GB**  
 Subtype: **Restaurant, Strip Center**  
 Lot Dimensions: **223 X 22 X 188 X 243 X 200**  
 Apx. Tot. Bldg SF: **48061**  
 Land Sq Ft:  
 Net Rentable Area:  
 Buyer Ag. Comp.: **1/2 MONTH'S RENT - \$100 (GL)**  
 Mobility Score: -

MLS #: **11845699** List Price:  
 List Date: **07/28/2023** Orig List Price:  
 List Dt Rec: **07/28/2023** Sold Price:  
 Lst. Mkt. Time: **22** Rented Price:  
 Contract: Lease Price SF/Y: **\$18.08**  
 Concessions: Mthly. Rnt. Price: **\$1,695**  
 Unincorporated: **No** CTGF:  
 Subdivision: County: **Lake**  
 Year Built: **1980** PIN #:  
 Relist: Multiple PINs:  
 List Price Per SF: **\$0** Min Rentbl. SF: **1125**  
 Sold Price Per SF: **\$0** Max Rentbl. SF: **1125**  
 Lot Size Source: **County Records**  
 # Stories: **1** # Units: **6**  
 Gross Rentbl. Area: Unit SF:  
 Estimated Cam/Sf: **\$0** Unit SF: **1125 (Leasable Area Units: Square Feet) Gross**  
 Lease Type: **Gross**  
 Est Tax per SF/Y: **\$0**



Remarks: **Grayslake Route 45 retail/professional office space available. Formerly Tang's extra dining area this 1,125 sf space is no longer necessary "post pandemic". Gross lease where landlord pays snow removal, lawn maintenance, parking lot maintenance, real estate taxes and building insurance. Tenant pays utilities. Current tenant flexible on occupancy and may allow tables and booths to be used by new tenant. Ideal for coffee shop, donut shop, massage therapy, pizza parlor, law office, accounting office, acupuncture, dental, vein therapy, esthetician, book store, martial arts, etc... Landlord will partition the space. Rear door access for material and supply deliveries. Join Tang's, Foremost, Cut and Tan, Local Nails and Lewis Florist at School House Plaza (The southeast corner of Rt 45 and Old Plank Road). Broker interest. Contact broker for showings.**

Frontage Acc: **State Road**  
 Current Use: **Commercial, Restaurant/bar**  
 Known Encumbrances: **None Known**  
 Location: **Corner, High Traffic Area**  
 # Drive in Doors: **0**  
 # Trailer Docks: **0**  
 Ceiling Height: **9**  
 Gas Supplier: **<span class="value" \$addtruncate>Nicor Gas**  
 Electric Supplier: **<span class="value" \$addtruncate>Commonwealth Edison**

Construction: **Brick, Concrete**  
 Exterior: **Brick**  
 Foundation: **Concrete**  
 Roof Structure: **Flat**  
 Roof Coverings: **Membrane**  
 Docks: **None**  
 Misc. Outside:  
 # Parking Spaces: **45**  
 Indoor Parking:  
 Outdoor Parking: **31-50 Spaces**  
 Parking Ratio:  
 Extra Storage Space Available: **No**  
 Misc. Inside: **Air Conditioning, Private Restroom(s)**  
 Floor Finish: **Carpet, Varies**

Air Conditioning: **Central Air**  
 Electricity: **101-200 Amps**  
 Heat/Ventilation: **Forced Air, Gas**  
 Fire Protection: **Fire Extinguisher/s**  
 Water Drainage:  
 Utilities To Site: **Electric to Site, Gas to Site, Sanitary Sewer to Site, Water to Site**  
 Tenant Pays: **Air Conditioning, Electric, Heat, Janitorial, Repairs & Maintenance, Scavenger, Water/Sewer**  
 HERS Index Score:  
 Green Disc:  
 Green Rating Source:  
 Green Feats:  
 Backup Info:  
 Sale Terms:  
 Possession:

Financial Information  
 Gross Rental Income:  
 Annual Net Operating Income: **\$0**  
 Real Estate Taxes: **\$20,268**  
 Tax Year: **2022**  
 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:  
 Expense Source:  
 Frequency: **Not Applicable**  
 Electricity Expense (\$/src): **/**  
 Insurance Expense (\$/src): **/**

Total Building (Y/N):  
 Total Income/Annual:  
 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:**

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