



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



Commercial PROPERTY FOR SALE ASKING \$ 779,000

**95 W. GRAND AVE.
LAKE VILLA, IL 60046**



ABOUT PROPERTY

Cedar View Plaza Office Building (14,000 square feet and warehouse 1,280 square feet) being sold by original builder after 40 plus years ownership! This brick and frame professional office building offers lots of flexibility to lease space. Originally constructed for medical office the building has evolved into professional/service businesses. Most offices have natural light from large windows. Hallways have fresh paint and carpeting. Common area tile bathrooms on first and second floors. Climate controlled building has 4 newer rooftop units for heat. Newer GacoFlex roof coating. Tenants pay individual office electric while Landlord pays heat, air conditioning, sewer and water. Tenants can walk to downtown Lake Villa restaurants, bars and METRA station. Ample parking. Includes block 32x40 garage with fenced in material yard on over one acre of land. Original builder/owner looking to retire. Long time tenants include Air Technicians, Brooks Allen and Business to Business. Lake Villa may allow conversion of second floor to apartments. Financials upon request and NDA. Please allow 24 hours for showings. Call for available office spaces.

KEY FEATURES

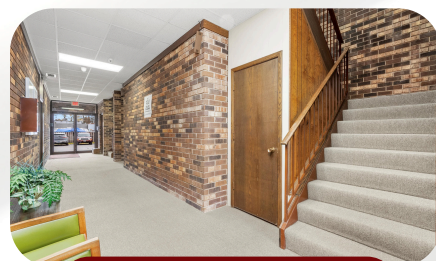
- Prime Grand Avenue location
- 500—1,600 sq. ft spaces
- Approx. 15,302 SF building on 1.13 acre lot
- Common Area Bathrooms
- Walk to Metra Station
- Ample Parking
- Landlord pays Heat, A/C, Water, Sewer



ENTRANCE



WAREHOUSE



SITTING AREA



847-356-LAND



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



WWW.ROBERTEFRANKREALESTATE.COM



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Office/Tech
Status: **NEW**
Area: **46**
Address: **95 W Grand Ave , Lake Villa, IL 60046**
Directions: **Route 83 & Grand Avenue, West to Cedar View Office building**

MLS #: **12518331**
List Date: **11/14/2025**
List Dt Rec: **11/14/2025**
List Price: **\$779,000**
Orig List Price: **\$779,000**
Sold Price:

Closed:
Off Mkt:
CTGF:
County: **Lake**

Contract:
Concessions:
Lst. Mkt. Time: **1**
Township: **Lake Villa**
PIN #: **06052020720000**

Lease SF/Y: **\$16**
Rented Price:
Mthly. Rnt. Price:

Year Built: **1980**
Subtype: **Office**
Zoning Type: **Commercial**
Actual Zoning: **CB**

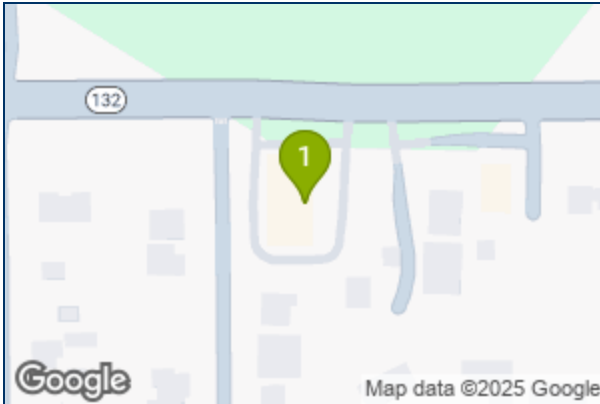
Blt Before 78: **No**
Stories: **2**
Units: **18**
Tenants: **18**
Unit SF: **15302** (Leasable Area Units: **Square Feet**)

Multiple PINs: **No**
Min Rent. SF: **700**
Max Rent. SF: **2100**
Relist:

Mobility Score: - **?**

List Price Per SF: **\$2.83**

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



Lot Dimensions: **188X303X59X78X130X226**

Acreage: **1.13**

Land Sq Ft: **49262**

Approx Total Bldg SF: **15302**

Estimated Cam/Sf: **\$0**

Gross Rentable Area: **15300**

Est Tax per SF/Y: **\$0**

Net Rentable Area: **12000**

Lease Type: **Gross**

Remarks: **Cedar View Plaza Office Building (14,000 square feet and warehouse 1,280 square feet) being sold by original builder after 40 plus years ownership! This brick and frame professional office building offers lots of flexibility to lease space. Originally constructed for medical office the building has evolved into professional/service businesses. Most offices have natural light from large windows. Hallways have fresh paint and carpeting. Common area tile bathrooms on first and second floors. Climate controlled building has 4 newer rooftop units for heat. Newer GacoFlex roof coating. Tenants pay individual office electric while Landlord pays heat, air conditioning, sewer and water. Tenants can walk to downtown Lake Villa restaurants, bars and METRA station. Ample parking. Includes block 32x40 garage with fenced in material yard on over one acre of land. Original builder/owner looking to retire. Long time tenants include Air Technicians, Brooks Allen and Business to Business. Lake Villa may allow conversion of second floor to apartments. Financials upon request and NDA. Please allow 24 hours for showings. Call for available office spaces.**

Approximate Age: **36-50 Years**

Type Ownership: **Limited Liability Corp**

Frontage Acc: **State Road**

Docks/Delivery: **None**

Drive in Doors: **2**

Trailer Docks: **0**

Geographic Locale: **North Suburban**

Location: **Mixed Use Area, Water View**

Construction: **Brick, Wood Frame**

Building Exterior: **Brick, Cedar, Shingle Siding**

Foundation: **Concrete**

Roof Structure: **Mansard**

Roof Coverings: **Shingle Composition, Membrane**

Air Conditioning: **Central Air**

Heat/Ventilation: **Forced Air, Gas**

Electrical Svcs: **Separate Meters, 0-100 Amps**

Fire Protection: **Smoke or Fire Protectors**

Current Use: **Office and Research**

Potential Use: **Apartments, Commercial, Condominium, Office and Research, Retail, Special Use**

Client Needs:

Client Will:

Misc. Outside: **Enclosed Stairs, Security System**

Parking Spaces: **50**

Indoor Parking: **1-5 Spaces**

Outdoor Parking: **31-50 Spaces**

Parking Ratio:

Misc. Inside: **Inside Corridor/s, Janitorial Service, Multi-Tenant, Overhead Door/s, Private Restroom/s, Public Restroom/s**

Floor Finish: **Carpet, Concrete, Tile, Varies, Vinyl**

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: **None Known**

Backup Info: **Aerial Map, Tax Bill, Traffic Counts**

Tenant Pays: **Electric, Varies by Tenant**

Possession: **Negotiable**

Sale Terms:

Investment: **Yes**

Users: **Yes**

Gas Supplier: **Nicor Gas**

Electric Supplier: **Commonwealth Edison**

Financial Information

Gross Rental Income: **\$0**

Total Income/Month: **\$0**

Total Income/Annual: **\$128,960**

Annual Net Operating Income: **\$27,766**

Net Operating Income Year: **2024**

Cap Rate:

Real Estate Taxes: **\$18,260**

Tax Year: **2024**

Total Annual Expenses: **\$101,193**

Expense Year: **2024**

Expense Source: **Actual**

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**

CoList Broker:

More Agent Contact Info:

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MLS #: 12518331

Prepared By: Robert E Frank, GRI | Robert E. Frank Real Estate | 11/14/2025 09:43 PM