

# GARAGE FOR LEASE DOWNTOWN GRAYSLAKE

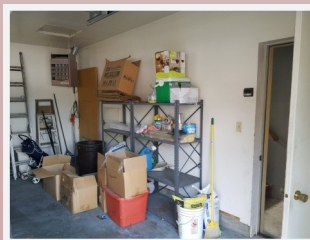


## PROPERTY FEATURES:

- \* 2.5 Car Garage Space
- \* Downtown Grayslake
- \* 20 x 24
- \* Approx. 480 sq. ft.
- \* Heated
- \* Private
- \* Side Door Accessible

## DIRECTIONS:

From Rt. 83 and Center Street, West on Center to Seymour, south on Seymour to alley behind 255 Center



**255 Center St.  
Grayslake, IL 60030**

*Asking*

**\$450 per month**

Grayslake 2 1/2 car, heated, concrete block garage space. Ideal for classic car storage, contractor storage, personal property storage, ATV/Motorcycle Storage. Suspended gas heater keeps your stuff from freezing in the winter. Private garage with remote opener and side door access. Dry heated storage with concrete floor, in a convenient downtown Grayslake location. Accessible 24/7. Approximately 480 square feet. 20 feet deep and 24 feet wide. Agent interest.



**Robert E. Frank, GRI**  
Robert E. Frank Real Estate, Inc.  
P.O. Box 1111, Lake Villa, IL 60046  
OFFICE: (847) 356-5263  
CELL: (847) 508-5263  
FAX: (847) 356-3311  
RobertEFrankRealEstate@gmail.com  
www.Facebook.com/RobertEFrankRealEstate

**www.RobertEFrankRealEstate.com**

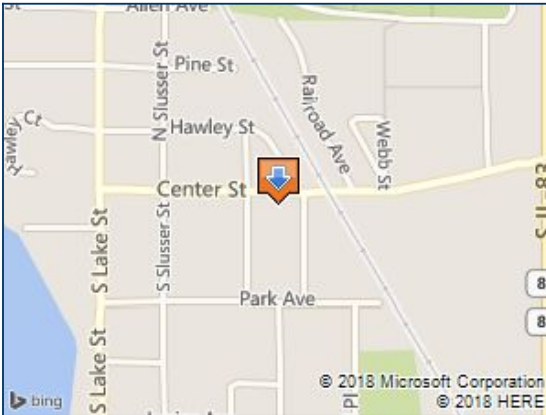


*All information is  
Not Guaranteed*



### Mixed Use

Status: **NEW** MLS #: **10053520** List Price: **\$0**  
 Area: **30** List Date: **08/16/2018** Orig List Price: **\$0**  
 Address: **255 Center St Unit GAR, Grayslake, IL 60030** List Dt Rec: **08/16/2018** Sold Price:  
 Directions: **From Rt 83 and Center Street, West on Center to Seymour, south on Seymour to alley behind 255 Center**  
 List. Mkt Time: **1** Rented Price:  
 Closed Date: Contract: Lease Price SF/Y: **\$11.25**  
 Off Mkt Date: Concessions: Mthly. Rnt. Price: **\$450**  
 Township: **Avon** Unincorporated: **No** CTGF:  
 Coordinates: Subdivision:  
 Year Built: **1995** Built Before 78: **No** # of Stories: **1**  
 Zoning Type: **Commercial** PIN #: **06263150320000** Multiple PINs: **No**  
 Actual Zoning: **CB** County: **Lake** Owners Assoc: **No**  
 Subtype: **Apts/Ofc/Store, Automotive** Lease Type:  
 Lot Dimensions: **52 X 150 X 50 X 150** Estimated Cam/Sf:  
 Land Sq Ft: **7170** Apx. Total SF: **480** Est Tax per SF/Y:



Remarks: **Grayslake 2 1/2 car, heated, concrete block garage space. Ideal for classic car storage, contractor storage, personal property storage, ATV/Motorcycle Storage. Suspended gas heater keeps your stuff from freezing in the winter. Private garage with remote opener and side door access. Dry heated storage with concrete floor, in a convenient downtown Grayslake location. Accessible 24/7. Approximately 480 square feet. 20 feet deep and 24 feet wide.**

Total # Units: **3** Total # Tenants: **3**  
 # Dishwashers: # Washers:  
 # Disposals: # Fireplaces:  
 Total # Apartments: **1** Total # Offices: **0** Total # Stores: **1**  
 # Dryers: W/D Leased?: # Ranges:  
 # Refrigerators: # Window AC:

Approx Age: **16-25 Years**  
 Type Ownership: **Limited Liability Corp**  
 Frontage/Access:  
 Current Use: **Other**  
 Potential Use: **Other**  
 Client Needs:  
 Client Will:  
 Known Encumbrances: **None Known**  
 Location: **Central Business District**  
 Geographic Locale: **North Suburban**  
 Construction: **Concrete Block**  
 Exterior: **Block**  
 Foundation: **Concrete**

Roof Structure: **Pitched**  
 Roof Coverings: **Shingle Composition**  
 Docks/Delivery:  
 Misc. Outside:  
 # Parking Spaces: **2**  
 Indoor Parking: **1-5 Spaces**  
 Outdoor Parking: **None On Site, Public Lot**  
 Misc. Inside: **Overhead Door/s, Storage Inside**  
 Floor Finish: **Concrete**  
 Air Conditioning: **None**  
 Electricity: **Circuit Breakers**  
 Heat/Ventilation: **Ceiling Units, Gas**  
 Fire Protection:

Water Drainage:  
 Utilities To Site: **Electric to Site, Gas to Site, Sanitary Sewer to Site, Water to Site**  
 Tenant Pays: **Heat, Varies by Tenant**  
 Equipment:  
 HERS Index Score:  
 Green Disc:  
 Green Rating Source:  
 Green Feats:  
 Backup Info:  
 Sale Terms:  
 Possession: **Immediate**

Gross Rental Income: <b>\$0</b>	Expense Source:	Fuel Expense (\$/src): <b>\$0/</b>
Gross Rent Multiplier: <b>0</b>	Net Operating Income Year:	Electricity Expense (\$/src): <b>\$0/</b>
Total Annual Expenses: <b>\$0</b>	Total Annual Income: <b>\$0</b>	Water Expense (\$/src): <b>\$0/</b>
Annual Net Operating Income: <b>\$0</b>	Tax Year: <b>2017</b>	Scavenger Expense (\$/src): <b>\$0/</b>
Total Monthly Income: <b>\$0</b>	Expense Year:	Insurance Expense (\$/src): <b>\$0/</b>
Real Estate Taxes: <b>\$10,614</b>	Cap Rate:	Other Expense (\$/src): <b>\$0/</b>

Broker: **Robert E. Frank Real Estate** Ph #: **(847) 356-5263** Team:  
 List Agent: **Robert E Frank, GRI** Ph #: **(847) 356-5263** Email: **robertefrankrealestate@gmail.com; Landman5263@aol.com**  
 Co-lister: Ph #: More Agent Contact Info:

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MLS #: 10053520

Prepared By: Robert E Frank, GRI | Robert E. Frank Real Estate | 08/16/2018 12:16 AM