

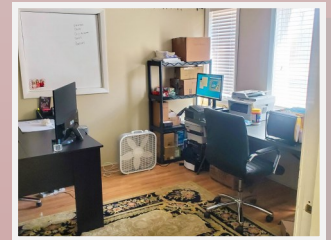
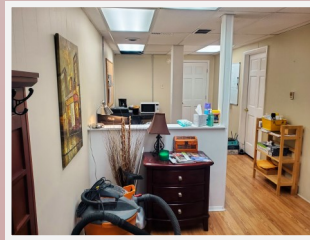
OFFICE FOR LEASE DOWNTOWN

PROPERTY FEATURES:

- * Approx. 793 sf
- * Add'l space 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., #5
Grayslake, IL 60030**

Asking

\$695 per month

Downtown Grayslake, 2 office suite with large reception area! Warm colors and newer laminate floors will greet your clients. Join Changing Phases, Ivy & Opal Salon, Otter Storage and EZ Direct Mail. Parking at the building plus additional municipal parking across the street. Landlord pays taxes and maintenance. Walk to the Freeze & downtown restaurants! Multi-year lease available. Square footage includes common area bathrooms and hallway. Possible shared conference room with neighboring tenant. Broker interest in building.



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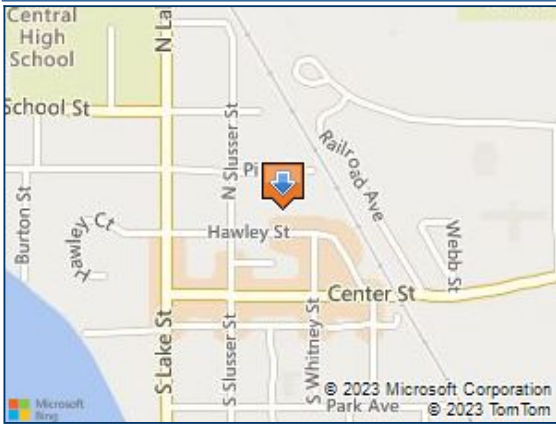
*All information is
Not Guaranteed*



Office/Tech

Status: **NEW** MLS #: **11947438** List Price:
 Area: **30** List Date: **12/15/2023** Orig List Price:
 Address: **142 Hawley St Unit 5, Grayslake, IL 60030** List Dt Rec: **12/15/2023** Sold Price:
 Directions: **RT 120 AND LAKE STREET, NORTH ON LAKE STREET TO HAWLEY, EAST TO 142 HAWLEY (NEXT TO GL FIRE STATION)**
 Lease SF/Y: **\$10.52**
 Closed: Contract: Rented Price:
 Off Mkt: Concessions: Mthly. Rnt. Price: **\$695**
 CTGF: Lst. Mkt. Time: **1**
 County: **Lake** Township: **Avon** Multiple PINs:
 PIN #:
 Year Built: **1958** Blt Before 78: **Yes**
 Subtype: **Office** # Stories: **1**
 Zoning Type: **Commercial** # Units: **8** Min Rent. SF: **793**
 Actual Zoning: **GB** # Tenants: **8** Max Rent. SF: **793**
 Unit SF: **793** (Relist:
 Leasable Area
 Units: **Square Feet**)

Buyer Ag. Comp.: **1/2 MONTH'S RENT - \$75 (GL)**
 Mobility Score: **-**
 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: **Downtown Grayslake, 2 office suite with large reception area! Warm colors and newer laminate floors will greet your clients. Join Changing Phases, Ivy & Opal Salon, Otter Storage and EZ Direct Mail. Parking at the building plus additional municipal parking across the street. Landlord pays taxes and maintenance. Walk to the Freeze & downtown restaurants! Multi-year lease available. Square footage includes common area bathrooms and hallway. Possible shared conference room with neighboring tenant. Broker interest in building.**

Approximate Age: **Older**
 Type Ownership: **Limited Liability Corp**
 Frontage Acc: **City Street**
 Docks/Delivery: **None**
 # Drive in Doors: **0**
 # 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: **Central Heat/Indiv Controls, Forced Air, Gas**
 Electrical Svcs: **201-600 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: **Accessible Entrance**
 # Parking Spaces: **14**
 Indoor Parking:
 Outdoor Parking: **13-18 Spaces, Paved, Private Lot**
 Parking Ratio:
 Misc. Inside: **Heavy Floor Load, Multi-Tenant, Overhead Door/s, Storage Inside**
 Floor Finish: **Carpet, Concrete**
 Extra Storage Space Available: **Yes**
 Water Drainage: **Floor Drains**
 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: **Aerial Map, Demographics, Backup Package**
 Tenant Pays: **Air Conditioning, Electric, Heat, Varies by Tenant**
 Possession: **Immediate**
 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**
 CoList Broker: More Agent Contact Info:

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