

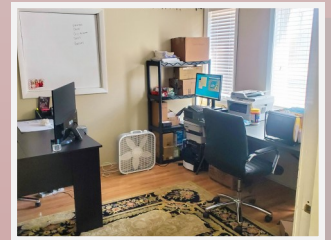
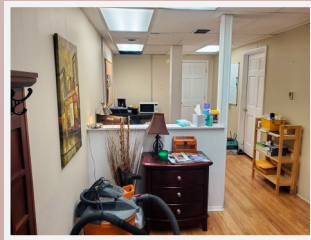
OFFICE FOR LEASE DOWNTOWN

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

\$795 per month

Downtown Grayslake, 2 office suite with large reception area! Available June 30th or sooner. Warm colors and newer laminate floors will greet your clients. Join Kumon, Forefront Financial, MuddyBella, 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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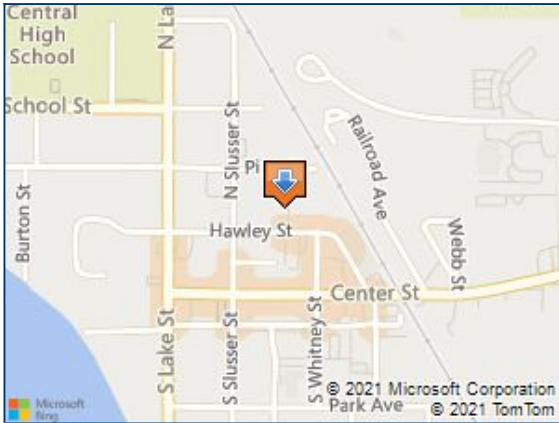
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*All information is
Not Guaranteed*



Office/Tech

Status: **ACTV** MLS #: **11066518** List Price: **\$12.03**
 Area: **30** List Date: **04/26/2021** Orig List Price:
 Address: **142 Hawley St Unit 5, Grayslake, IL 60030** List Dt Rec: **04/26/2021** Sold Price:
 Directions: **RT 120 AND LAKE STREET, NORTH ON LAKE STREET TO HAWLEY, EAST TO 142 HAWLEY (NEXT TO GL FIRE STATION)**
 Closed: Contract: Lease SF/Y: **\$12.03**
 Off Mkt: Concessions: Rented Price:
 CTGF: Lst. Mkt. Time: **11** Mthly. Rnt. Price: **\$795**
 County: **Lake** Township: **Avon** Multiple PINs:
 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:
 Mobility Score: **39 - Minimal Mobility.**
 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! Available June 30th or sooner. Warm colors and newer laminate floors will greet your clients. Join Kumon, Forefront Financial, MuddyBella, 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: **Handicapped Access**
 # 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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MLS #: 11066518

Prepared By: Robert E Frank, GRI | Robert E. Frank Real Estate | 05/06/2021 02:54 AM