

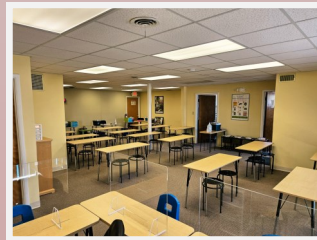
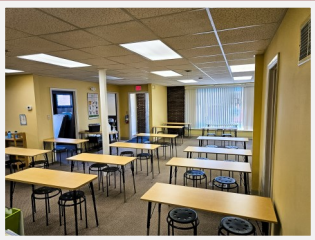
# SPACE FOR LEASE DOWNTOWN

## PROPERTY FEATURES:

- \* Approx. 1,200 sf
- \* Add'l sf Also 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., #1  
Grayslake, IL 60030**

*Asking*

**\$1,895 per month**

Downtown Grayslake retail/office space (currently occupied by Kumon) This high profile space has massive windows overlooking Hawley Street with advertising awnings. Ideal for retail to display product in large windows. Also suitable for professional office, early learning, insurance, accounting, wine tasting, pet grooming, resale shop, small restaurant, bakery etc... Glass door enters foyer then opens into a large area with multiple small offices. Windows in all offices. Join Andy's Records, Otter Storage, Opal and Ivy Salon, EZ Direct Mail. Building has newer parking lot plus additional municipal parking across the street. Landlord pays taxes and exterior maintenance. Walk to the Freeze, Heritage Center, Farmer's Market and downtown restaurants! Multi-year lease available. Kumon to vacate on or before Jan 1st or possibly sooner.



**Robert E. Frank, GRI**  
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*All information is  
Not Guaranteed*



**Office/Tech**  
 Status: **NEW**  
 Area: **30**  
 Address: **142 Hawley St Unit 1, Grayslake, IL 60030**  
 Directions: **Route 120 & Lake Street, North on Lake Street to Hawley, East to 142 Hawley (Next to Grayslake Fire Station)**

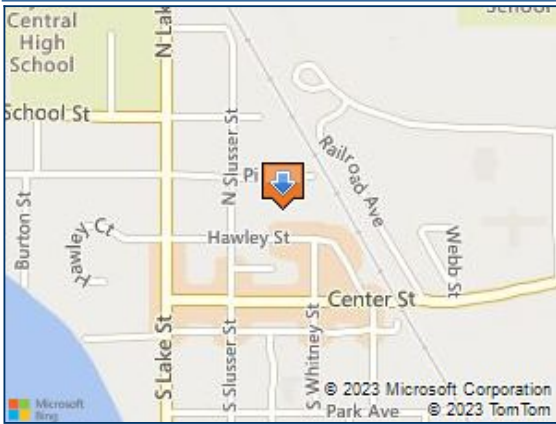
Closed:  
 Off Mkt:  
 CTGF:  
 County: **Lake**  
 Year Built: **1958**  
 Subtype: **Office**  
 Zoning Type: **Commercial**  
 Actual Zoning: **GB**

MLS #: **11845623** List Price:  
 List Date: **07/28/2023** Orig List Price:  
 List Dt Rec: **07/28/2023** Sold Price:

Lease SF/Y: **\$18.95**  
 Rented Price:  
 Mthly. Rnt. Price: **\$1,895**

Contract:  
 Concessions:  
 Lst. Mkt. Time: **1**  
 Township: **Avon**  
 PIN #:  
 Blt Before 78: **Yes**  
 # Stories: **1**  
 # Units: **8**  
 # Tenants: **8**  
 Unit SF: **1200** (Leasable Area Units: **Square Feet**)

Buyer Ag. Comp.: **1/2 MONTH'S RENT - \$100 (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 retail/office space (currently occupied by Kumon) This high profile space has massive windows overlooking Hawley Street with advertising awnings. Ideal for retail to display product in large windows. Also suitable for professional office, early learning, insurance, accounting, wine tasting, pet grooming, resale shop, small restaurant, bakery etc... Glass door enters foyer then opens into a large area with multiple small offices. Windows in all offices. Join Andy's Records, Otter Storage, Opal and Ivy Salon, EZ Direct Mail. Building has newer parking lot plus additional municipal parking across the street. Landlord pays taxes and exterior maintenance. Walk to the Freeze, Heritage Center, Farmer's Market and downtown restaurants! Multi-year lease available. Kumon to vacate on or before Jan 1st or possibly sooner. 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: **101-200 Amps**  
 Fire Protection: **Fire Extinguisher/s**  
 Current Use: **Commercial, Office and Research, School**  
 Potential Use: **Commercial, Office and Research**  
 Client Needs: **Lease or Rent**  
 Client Will:

Misc. Outside: **Accessible Entrance**  
 # Parking Spaces: **12**  
 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, Vinyl**  
 Extra Storage Space Available: **No**  
 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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