

STORE FOR LEASE

GREAT EXPOSURE



PROPERTY FEATURES:

- * Approx. 2,150 sq. ft.
- * Ample Parking
- * Additional Space Avail.
- * Join Many Successful Businesses
- * Across from Police & Fire Stations
- * Motivated Landlord

DIRECTIONS:

From Main St. (State Route 83) & Orchard, West on Orchard to strip mall on left with Post Office and Dunkin Donuts.



**426 Orchard St.
Antioch, IL 60002**

Asking
\$9 PSF/Year

Former Antioch T-Mobile Store ready to house your business. This 2,150 sf space can accommodate many retail and professional uses. Great exposure on Orchard Street with ample parking. Front entrance on Orchard and rear entrance faces Lovin Oven. Join Dunkin Donuts, USPS, Orchard Cleaners and Head to Toes Salon. Across from Antioch Fire and police departments. Short walk to downtown and band shell. New Park at Main and Ida coming soon. Possible new business incentives from the Village of Antioch. Long time Landlords are motivated to fill space. Vacant and available immediately. Also available is additional 4,225 sf. Easy to show. Short term notice OK.



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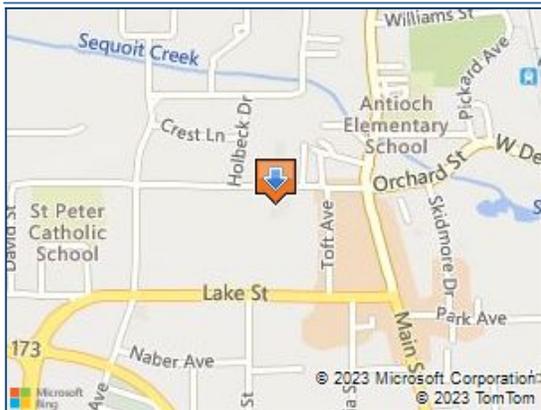
*All information is
Not Guaranteed*



Retail/Stores
 Status: **ACTV**
 Area: **2**
 Address: **426 Orchard St , Antioch, IL 60002**
 Directions: **From Main St. (State Route 83) & Orchard, West on Orchard to strip mall on left with Post Office and Dunkin Donuts.**
 Closed Date:
 Off Mkt Date:
 Township: **Antioch**
 Zoning Type: **Commercial**
 Actual Zoning: **TC**
 Subtype: **Restaurant, Strip Center**
 Lot Dimensions: **66 X 255 X 66 X 270**
 Apx. Tot. Bldg SF: **14374**
 Land Sq Ft:
 Net Rentable Area:
 Buyer Ag. Comp.: **4% GROSS 1ST YEAR & 2% GROSS EACH YEAR THEREAFTER - \$100 (GL)**
 Mobility Score: **-**

MLS #: **11804881** List Price:
 List Date: **06/09/2023** Orig List Price:
 List Dt Rec: **06/09/2023** Sold Price:
 Lst. Mkt. Time: **82** Rented Price:
 Contract: Lease Price SF/Y: **\$9**
 Concessions: Mthly. Rnt. Price:
 Unincorporated: **No** CTGF:
 Subdivision: County: **Lake**
 Year Built: **1998** PIN #:
 Relist: Multiple PINs:
 List Price Per SF: **\$0** Min Rentbl. SF: **2150**
 Sold Price Per SF: **\$0** Max Rentbl. SF: **6375**

Lot Size Source: **County Records**
 # Stories: **1** # Units: **7**
 Gross Rentbl. Area: Unit SF:
 # Tenants: **7** Lease Type: **Net**
 Estimated Cam/Sf: **\$1.80** Est Tax per SF/Y: **\$2.70**



Remarks: **Former Antioch T-Mobile Store ready to house your business. This 2,150 sf space can accommodate many retail and professional uses. Great exposure on Orchard Street with ample parking. Front entrance on Orchard and rear entrance faces Lovin Oven. Join Dunkin Donuts, USPS, Orchard Cleaners and Head to Toes Salon. Across from Antioch Fire and police departments. Short walk to downtown and band shell. New Park at Main and Ida coming soon. Possible new business incentives from the Village of Antioch. Long time Landlords are motivated to fill space. Vacant and available immediately. Also available is additional 4,250 sf space with kitchen hood and walk in cooler/freezer. Landlord estimates NET charges at under \$5 per square foot. Easy to show. Short term notice OK.**

Frontage Acc: **City Street**
 Current Use: **Commercial, Office and Research, Convenience Store, Daycare, Restaurant/bar, Laundromat, Medical/Dental, Office/General, Office, Personal Service, Professional Service, Restaurant, Service**
 Known Encumbrances:
 Location: **Central Business District, In City Limits**
 # Drive in Doors: **0**
 # Trailer Docks: **0**
 Ceiling Height: **9**
 Gas Supplier: **Nicor Gas**
 Electric Supplier: **Commonwealth Edison**

Construction: **Brick, Wood Frame**
 Exterior: **Brick, Stucco**
 Foundation: **Slab**
 Roof Structure: **Flat**
 Roof Coverings: **Membrane**
 Docks:
 Misc. Outside:
 # Parking Spaces: **10**
 Indoor Parking:
 Outdoor Parking: **6-12 Spaces**
 Parking Ratio:
 Extra Storage Space Available:
 Misc. Inside: **Air Conditioning, Private Restroom(s)**
 Floor Finish: **Varies**

Air Conditioning: **Central Air**
 Electricity: **101-200 Amps**
 Heat/Ventilation: **Forced Air, Gas, Individual Furnaces**
 Fire Protection: **Ansul System, Fire Extinguisher/s, Hydrants On Site**
 Water Drainage: **Storm Sewers**
 Utilities To Site: **Electric to Site, Gas to Site, Sanitary Sewer to Site, Water-Municipal**
 Tenant Pays: **Air Conditioning, Common Area Maintenance, Electric, Heat, Janitorial, Real Property Taxes, Insurance, Repairs & Maintenance, Scavenger, Water/Sewer, Varies by Tenant, All Utilities, Trash Collection**
 HERS Index Score:
 Green Disc:
 Green Rating Source:
 Green Feats:
 Backup Info: **Aerial Map, Demographics, Tax Bill, Traffic Counts, Backup Package**
 Sale Terms:
 Possession: **Negotiable**

Financial Information
 Gross Rental Income:
 Annual Net Operating Income: **\$0**
 Real Estate Taxes: **\$5,688**
 Tax Year: **2022**
 Special Assessments: **No**
 Fuel Expense (\$/src): **/**
 Trash Expense (\$/src): **/**
 Operating Expense Includes:

Individual Spaces (Y/N):
 Total Income/Month:
 Net Operating Income Year:
 Total Annual Expenses:
 Expense Source:
 Frequency: **Not Applicable**
 Electricity Expense (\$/src): **/**
 Insurance Expense (\$/src): **/**

Total Building (Y/N):
 Total Income/Annual:
 Cap Rate:
 Expense Year:
 Loss Factor:
 Water Expense (\$/src): **/**
 Other Expense (\$/src): **/**

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**

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AREA BUSINESSES



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