



ROBERT E. FRANK
OWNER / MANAGING BROKER
847-508-5263



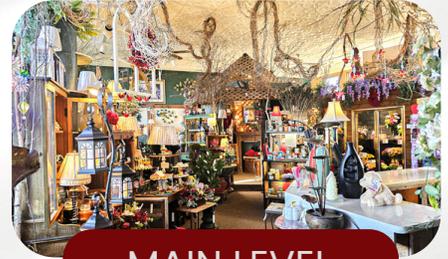
Grayslake STORE FOR LEASE ASKING \$3,500/MO

**147 S. US HIGHWAY 45
GRAYSLAKE, IL 60030**



ABOUT PROPERTY

Classic Red Brick School House retail space. This unique and high profile building on Rt 45 has over 22,000 daily vehicle counts. Large awning leads customers to antique dual stairway with original mosaic tile. Upper level has massive 8 foot high windows for retail display. Original tin ceiling and trim takes visitors back in time. Lower level for additional display or inventory storage. Newer HVAC and roof. Ample parking. Great signage with letter board. Available Summer 2026. Join Foremost Liquors, Cut and Tan, Local Nails, Little Bit of Me and Tangs Chinese Restaurant. Near Walgreens, McDonald's, Burger King, Etc... Ideal for florist, retail, antique mall, resale shop, athletic training, martial arts, etc... Long time florist plans to retire and is willing to sell business, inventory and customer list. Do not disturb tenants or customers. Broker interest. Tenant pays rent and tax/insurance increases over 2025 base year.



MAIN LEVEL



LOWER LEVEL



LOWER LEVEL

FEATURES

- Approx. 3,500 sq. ft.
- \$12.00 SF/YR
- Modified Gross
- Many Potential Uses
- High Traffic Count
- Ample Parking
- Unique Space
- Large Windows

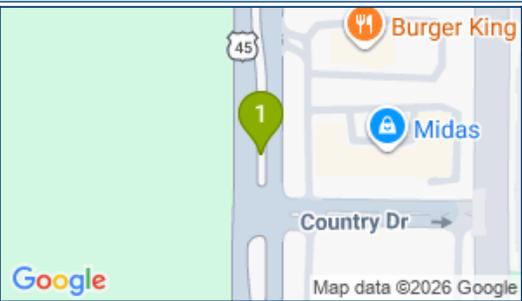
**Can Also Contact Property Manager, Louis Frank, at
847-476-8136 for Questions or a Showing**

- 📞 847-356-LAND
- 📍 P.O. BOX 1111, LAKE VILLA, IL 60046
- 🌐 WWW.ROBERTEFRANKREALESTATE.COM
- ✉ ROBERTEFRANKREALESTATE@GMAIL.COM



Retail/Stores

Status: **NEW** MLS #: **12582946** List Price: **\$0**
 Area: **30** List Date: **03/04/2026** Orig List Price: **\$0**
 Address: **147 S US Highway 45 , Grayslake, IL 60030** List Dt Rec: **03/04/2026** Sold Price: **\$0**
 Directions: **From State Rt. 120 & State Rt. 45, North on Rt. 45 to Address**
 Closed Date: Lst. Mkt. Time: **1** Rented Price: **\$0**
 Off Mkt Date: Contract: Lease Price SF/Y: **\$12**
 Township: **Warren** Concessions: Mthly. Rnt. Price: **\$3,500**
 Zoning Type: **Commercial** Unincorporated: **No** Ann. Passthru. \$/SF: **\$0**
 Actual Zoning: **GB** Subdivision: Year Built: **1920** County: **Lake**
 Subtype: **Strip Center** Relist: PIN #: **\$0**
 Lot Dimensions: **235 X 216 X 242 X 215** Lot Size Source: **County Records** Multiple PINs: **\$0**
 Apx. Tot. Bldg SF: **48061** # Stories: **2** # Units: **5** Min Rentbl. SF: **3500**
 Land Sq Ft: **48061** Gross Rentbl. Area: Unit SF: **3500** Max Rentbl. SF: **3500**
 Net Rentable Area: **48061** # Tenants: **5** Lease Type: **Modified Gross**
 Mobility Score: **-** Estimated Cam/Sf: **\$0** Est Tax per SF/Y: **\$0**



Remarks: **Classic Red Brick School House retail space. This unique and high profile building on Rt 45 has over 22,000 daily vehicle counts. Large awning leads customers to antique dual stairway with original mosaic tile. Upper level has massive 8 foot high windows for retail display. Original tin ceiling and trim takes visitors back in time. Lower level for additional display or inventory storage. Newer HVAC and roof. Ample parking. Great signage with letter board. Available Summer 2026. Join Foremost Liquors, Cut and Tan, Local Nails, Little Bit of Me and Tangs Chinese Restaurant. Near Walgreens, McDonald's, Burger King, Etc... Ideal for florist, retail, antique mall, resale shop, athletic training, martial arts, etc... Long time florist plans to retire and is willing to sell business, inventory and customer list. Do not disturb tenants or customers. Broker interest. Tenant pays rent and tax/insurance increases over 2025 base year.**

Frontage Acc: **US Highway**
 Current Use: **Commercial**
 Known Encumbrances: **None Known**
 Location: **Mixed Use Area**
 # Drive in Doors: **0**
 # Trailer Docks: **0**
 Ceiling Height: **12**
 Gas Supplier: **Nicor Gas**
 Electric Supplier: **Commonwealth Edison**

Construction: **Brick**
 Exterior: **Brick**
 Foundation: **Concrete**
 Roof Structure: **Pitched**
 Roof Coverings: **Shingle Composition**
 Docks: **None, Service Entrance**
 # Parking Spaces: **45**
 Indoor Parking:
 Outdoor Parking: **31-50 Spaces, Lighted**
 Parking Ratio:
 Extra Storage Space Available: **No**
 Misc. Inside: **Private Restroom(s), Storage Inside, Basement**
 Floor Finish: **Carpets, Concrete, Tile**

Air Conditioning: **Central Air**
 Electricity: **201-600 Amps**
 Heat/Ventilation: **Forced Air, Gas**
 Fire Protection: **Other**
 Water Drainage: **Drain Tiles, 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, Real Property Taxes, Insurance, Repairs & Maintenance, Scavenger, Water/Sewer**
 HERS Index Score:
 Green Disc:
 Green Rating Source:
 Green Feats:
 Backup Info: **Aerial Map, Demographics, Topographic Maps, Traffic Counts**
 Sale Terms:
 Possession: **Negotiable**

Financial Information
 Gross Rental Income: **\$0**
 Annual Net Operating Income: **\$37,001**
 Real Estate Taxes: **\$2024**
 Tax Year: **No**
 Special Assessments: **No**
 Fuel Expense (\$/src): **/**
 Trash Expense (\$/src): **/**

Individual Spaces (Y/N):
 Total Income/Month:
 Net Operating Income Year:
 Total Annual Expenses: **\$0**
 Expense Source:
 Frequency: **Not Applicable**
 Electricity Expense (\$/src): **/**
 Insurance Expense (\$/src): **/**

Total Building (Y/N):
 Total Income/Annual: **\$0**
 Cap Rate:
 Expense Year:
 Loss Factor:
 Water Expense (\$/src): **/**
 Other Expense (\$/src): **/**

Operating Expense Includes:
 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:**

Copyright 2026 MRED LLC - Information not guaranteed, request additional information from broker, investigate environmental. Use due diligence. NOTICE: Many properties contain recording devices, and buyers should be aware that they may be recorded during a showing.

MLS #: 12582946

Prepared By: Robert E Frank, GRI | Robert E. Frank Real Estate | 03/04/2026 02:28 AM