

OFFICE FOR LEASE

DOWNTOWN GRAYSLAKE

PROPERTY FEATURES:

- * Approx. 800 sf
- * Reception Area: 15 x 18
- * Room 1: 17 x 12
- * Room 2: 9 x 8
- * Enclosed Porch: 14 x 7.5
- * Private Bathroom
- * Downtown Grayslake
- * Hair/Nail Salon Ready

DIRECTIONS:

Rte. 83 & Center Street, go west on Center, then south on Whitney to the corner of Whitney & Park.



**71 S. Whitney St., Ste. A
Grayslake, IL 60030**

Asking

\$1,495 per month + Utilities

Grayslake Heritage area hair and nail salon space available! This space has tile floors with earth tone colors. Natural light flows into every room. Includes waiting room, two large rooms can accommodate multiple stations, private office area/ supply room and washroom. Has built in shampoo sink, wall cabinets, counter sink with tile backsplashes. Current salon equipment/shelving available for purchase. Space still has original 1903 fluted trim, bullseye corners and tall baseboards. Ample parking along Whitney Street. Long time operator relocating. Can also be used for professional office lawyer, accounting, IT or services like therapeutic massage, yoga, esthetician, etc... Landlord pays for lawn maintenance, real estate taxes and insurance. Easy to show. Agent interest.



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*All information is
Not Guaranteed*



Office/Tech
 Status: **NEW**
 Area: **30**
 Address: **71 S Whitney St Unit A, Grayslake, IL 60030**
 Directions: **From Rte. 83 & Center St., Go E on Center, then S on Whitney to the NE corner of Whitney & Park.**

Closed:
 Off Mkt:
 CTGF:
 County: **Lake**

Year Built: **1903**
 Subtype: **Office, Other**
 Zoning Type: **Commercial**
 Actual Zoning: **CT**

MLS #: **12001630** List Price:
 List Date: **03/11/2024** Orig List Price:
 List Dt Rec: **03/12/2024** Sold Price:

Lease SF/Y: **\$22.43**
 Rented Price:
 Mthly. Rnt. Price: **\$1,495**

Contract:
 Concessions:
 Lst. Mkt. Time: **2**
 Township: **Avon**
 PIN #:
 Blt Before 78: **Yes**
 # Stories: **2**
 # Units: **6**
 # Tenants: **6**
 Unit SF: **800** (Leasable Relist:
 Area Units:
Square Feet)

Buyer Ag. Comp.: **1/2 MONTH RENT - \$100 (GL)**
 Mobility Score: **-**
 List Price Per SF: **\$0** Sold Price Per SF: **\$0**



Lot Dimensions:
 Acreage: **0.23**
 Land Sq Ft:
 Approx Total Bldg SF:
 Gross Rentable Area:
 Net Rentable Area:

Estimated Cam/Sf: **\$0**
 Est Tax per SF/Y: **\$0**
 Lease Type: **Gross**

Remarks: **Grayslake Heritage area hair and nail salon space available! This space has tile floors with earth tone colors. Natural light flows into every room. Includes waiting room, two large rooms can accommodate multiple stations, private office area/ supply room and washroom. Has built in shampoo sink, wall cabinets, counter sink with tile backsplashes. Current salon equipment/shelving available for purchase. Space still has original 1903 fluted trim, bullseye corners and tall baseboards. Ample parking along Whitney Street. Long time operator relocating. Can also be used for professional office lawyer, accounting, IT or services like therapeutic massage, yoga, esthetician, etc... Landlord pays for lawn maintenance, real estate taxes and insurance. Easy to show.**

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**
 Construction: **Wood Frame**
 Building Exterior: **Vinyl Siding**
 Foundation: **Concrete**
 Roof Structure: **Pitched**
 Roof Coverings: **Shingle Composition**
 Air Conditioning: **Central Air**
 Heat/Ventilation: **Central Bldg Heat, Central Heat/Indiv Controls, Forced Air, Gas**
 Electrical Svcs: **0-100 Amps**
 Fire Protection: **Fire Extinguisher/s**
 Current Use: **Commercial, Professional Service**
 Potential Use: **Commercial, Office and Research, Retail, Office/Retail**
 Client Needs: **Lease or Rent**
 Client Will:

Misc. Outside: **Enclosed Porch**
 # Parking Spaces: **5**
 Indoor Parking:
 Outdoor Parking: **1-5 Spaces**
 Parking Ratio:
 Misc. Inside: **Air Conditioning, Private Restroom/s**
 Floor Finish: **Tile**
 Extra Storage Space Available: **No**
 Water Drainage: **Storm Sewers**
 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: **None Known**
 Backup Info:
 Tenant Pays: **Air Conditioning, Electric, Heat, Janitorial, Scavenger, Water/Sewer, Trash Collection**
 Possession:
 Sale Terms:
 Investment:
 Users:
 Gas Supplier: **Nicor Gas**
 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:**