



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



Prime Office
**BUILDING
 FOR SALE**
 ASKING
\$ 1,399,000

**146-148 CENTER ST.
 GRAYSLAKE, IL 60030**



ABOUT PROPERTY

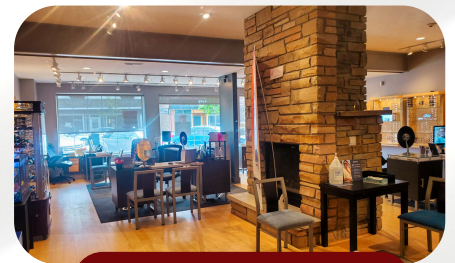
Trophy Building in vibrant downtown Grayslake! This almost 7,000 square foot building housed the Grayslake Library for decades. The owner remodeled with high end finishes and split the space into multiple office/retail suites. Stroll into the classy main corridor to access the suites. Porcelain tile throughout common area corridor and bathrooms. Great mix of tenants consist of financial, photo, music, spa, sewing, accounting and insurance with MyEyeDr. as anchor. NNN multi year leases. Climate controlled with central air and gas forced air. Seller will consider sale/lease back or move your business into office suite. Fully leased building with strong financials available upon request and NDA. Please do not disturb tenants. No FOR SALE signs. Call LO to set up showings.

FEATURES

- 06-26-310-018
- 06-26-310-019
- Approx. 6,823 sf Bldg.
- Approx. 10,433 sf Land
- Fully Leased
- High-end Finishes
- 10 Tenants
- Great Tenant Mix
- Downtown Grayslake
- Strong Financials



REAR OF BLDG



MY EYE DR



PHOTO STUDIO

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



Office/Tech
 Status: **NEW**
 Area: **30**
 Address: **146 Center St , Grayslake, IL 60030**
 Directions: **83 & Center w to address on north side of Center Street (MyEyeDr.)**

MLS #: **12122224**
 List Date: **07/26/2024**
 List Dt Rec: **07/26/2024**
 List Price: **\$1,399,000**
 Orig List Price: **\$1,399,000**
 Sold Price:

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

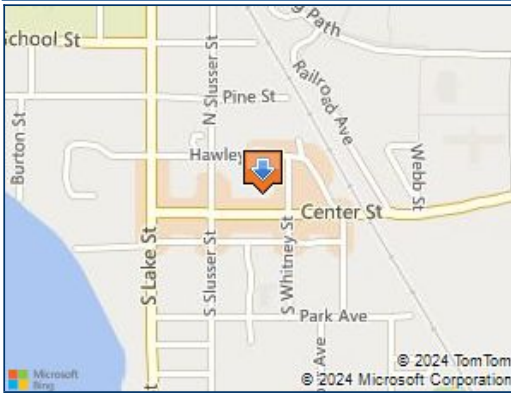
Contract:
 Concessions:
 Lst. Mkt. Time: **1**
 Township: **Avon**
 PIN #: **06263100180000** Multiple PINs: **Yes**

Year Built: **1951**
 Subtype: **Office**
 Zoning Type: **Commercial**
 Actual Zoning: **CB**

Blt Before 78: **Yes**
 # Stories: **1**
 # Units:
 # Tenants: **10**
 Unit SF: **6830** (Leasable Area Units: **Square Feet**)

Lease SF/Y:
 Rented Price:
 Mthly. Rnt. Price:
 Min Rent. SF: **0**
 Max Rent. SF: **0**
 Relist:

Buyer Ag. Comp.: **2.5% - \$395 (G)**
 Mobility Score: **-**
 List Price Per SF: **\$204.83** Sold Price Per SF: **\$0**



Lot Dimensions: **69.5 X 150**
 Acreage: **0.24**
 Land Sq Ft: **10433**

Approx Total Bldg SF: **6823** Estimated Cam/Sf: **\$0**
 Gross Rentable Area: **6823** Est Tax per SF/Y: **\$0**
 Net Rentable Area: **5400** Lease Type: **N/A**

Remarks: **Trophy Building in vibrant downtown Grayslake! This almost 7,000 square foot building housed the Grayslake Library for decades. The owner remodeled with high end finishes and split the space into multiple office/retail suites. Stroll into the classy main corridor to access the suites. Porcelain tile throughout common area corridor and bathrooms. Great mix of tenants consist of photographer, music teacher, spa, sewing, accounting and insurance with MyEyeDr. as anchor. MyEyeDr expanding space in 2024. NNN multi year leases. Climate controlled with central air and gas forced air. Seller will consider sale/lease back or move your business into seller's office suite. Fully leased building with strong financials available upon request and NDA. Please do not disturb tenants. No FOR SALE signs. Call LO to set up showings.**

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: **Concrete Block, Stone**
 Building Exterior: **Block, Stone**
 Foundation: **Concrete**
 Roof Structure: **Flat**
 Roof Coverings: **Membrane, Varies**
 Air Conditioning: **Central Air**
 Heat/Ventilation: **Central Bldg Heat, Forced Air, Gas**
 Electrical Svcs: **Circuit Breakers**
 Fire Protection: **Alarm Monitored, Smoke or Fire Protectors**
 Current Use: **Commercial, Office/General, Office**
 Potential Use: **Commercial, Office and Research, Retail**
 Client Needs: **New Opportunity**
 Client Will:

Misc. Outside:
 # Parking Spaces: **8**
 Indoor Parking:
 Outdoor Parking: **6-12 Spaces**
 Parking Ratio:
 Misc. Inside: **Multi-Tenant, Private Restroom/s, Public Restroom/s**
 Floor Finish: **Tile, Varies**
 Extra Storage Space Available: **Yes**
 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: **First Mortgage**
 Backup Info: **Aerial Map, Tax Bill, Traffic Counts**
 Tenant Pays: **Air Conditioning, Common Area Maintenance, Electric, Heat, Janitorial, Real Property Taxes, Insurance, Repairs & Maintenance**
 Possession: **Closing**
 Sale Terms:
 Investment: **Yes**
 Users: **Yes**
 Gas Supplier: **Other**
 Electric Supplier: **Commonwealth Edison**

Financial Information
 Gross Rental Income: **\$145,770**
 Total Income/Month: **\$12,148**
 Total Income/Annual: **\$145,770**
 Annual Net Operating Income: **\$100,332**
 Net Operating Income Year: **2023**
 Cap Rate:

Real Estate Taxes: **\$27,323**
 Tax Year: **2023**
 Total Annual Expenses: **\$45,438**
 Expense Year: **2023**
 Expense Source: **Actual**
 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:

Copyright 2024 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 #: 12122224

Prepared By: Robert E Frank, GRI | Robert E. Frank Real Estate | 07/26/2024 01:07 PM