



**Retail/Stores**

Status: **NEW**      MLS #: **12203322**      List Price: **\$205,000**  
 Area: **48**      List Date: **11/04/2024**      Orig List Price: **\$205,000**  
 Address: **283 Peterson Rd , Libertyville, IL 60048**      List Dt Rec: **11/04/2024**      Sold Price:  
 Directions: **N Milwaukee Ave E on Peterson Rd property on left**  
 Sold by:      Mkt. Time (Lst./Tot.): **2/2**      Rented Price:  
 Closed Date:      Contract:      Lease Price SF/Y:  
 Off Mkt Date:      Concessions:      Mthly. Rnt. Price:  
 Township: **Libertyville**      Unincorporated: **No**      CTGF:  
                                  Subdivision:      County: **Lake**  
                                  Year Built: **1987**      PIN #: **11084031040000**  
 Zoning Type: **Commercial**      Relist:      Multiple PINs: **No**  
 Actual Zoning: **C-3**      List Price Per SF: **\$100**      Min Rentbl. SF: **2050**  
                                  Sold Price Per SF: **\$0**      Max Rentbl. SF: **2050**  
 Subtype: **Condo, Medical, Neighborhood Storefront, Restaurant, Strip Center**  
 Lot Dimensions: **330 X 278**      Lot Size Source:  
 Apx. Tot. Bldg SF: **35155**      # Stories: **1**      # Units: **1**  
 Land Sq Ft: **98164**      Gross Rentbl. Area:      Unit SF: **2050**  
 Net Rentable Area:      # Tenants: **0**      Lease Type:  
                                  Estimated Cam/Sf:      Est Tax per SF/Y:

Mobility Score: - ?

Remarks: **2,050 SF Retail/Office condo in strip mall built out as a chiropractor**

Frontage Acc:	Construction:	Air Conditioning: <b>Central Air</b>
Current Use:	Exterior:	Electricity: <b>Circuit Breakers</b>
Known Encumbrances:	Foundation:	Heat/Ventilation: <b>Central Heat/Indiv Controls</b>
Location:	Roof Structure:	Fire Protection: <b>Sprinklers-Wet</b>
# Drive in Doors: <b>0</b>	Roof Coverings:	Water Drainage:
# Trailer Docks: <b>0</b>	Docks:	Utilities To Site:
Ceiling Height:	Misc. Outside:	Tenant Pays:
	# Parking Spaces: <b>25</b>	HERS Index Score:
	Indoor Parking:	Green Disc:
	Outdoor Parking:	Green Rating Source:
	Parking Ratio:	Green Feats:
	Extra Storage Space Available:	Backup Info:
	Misc. Inside:	Sale Terms:
	Floor Finish:	Possession:

**Financial Information**

Gross Rental Income:	Individual Spaces (Y/N):	Total Building (Y/N):
Annual Net Operating Income: <b>\$999</b>	Total Income/Month:	Total Income/Annual:
Real Estate Taxes: <b>6,032.3</b>	Net Operating Income Year:	Cap Rate:
Tax Year: <b>2023</b>	Total Annual Expenses:	Expense Year:
Special Assessments: <b>No</b>	Expense Source:	Loss Factor:
Fuel Expense (\$/src): /	Frequency: <b>Not Applicable</b>	Water Expense (\$/src): /
Trash Expense (\$/src): /	Electricity Expense (\$/src): /	Other Expense (\$/src): <b>\$378/</b>
	Insurance Expense (\$/src): /	

Operating Expense Includes:

Broker Private Remarks: **Monthly association fee is \$378.29**

Internet Listing: <b>Yes</b>	Remarks on Internet?: <b>Yes</b>	Broker Owned/Interest: <b>No</b>
VOW AVM: <b>Yes</b>	VOW Comments/Reviews: <b>Yes</b>	Lock Box: <b>None</b>
Listing Type: <b>Exclusive Right to Sell</b>	Address on Internet: <b>Yes</b>	Call for Rent Roll Info:
<b>? Where is the Buyer Agency</b>		
<b>Compensation?</b>		
Information: <b>24-Hr Notice Required</b>	Cont. to Show?:	Expiration Date: <b>05/04/2025</b>
Showing Inst: <b>CALL LA 847-858-2909</b>		
Broker: <b>RE/MAX Suburban (29003) / (847) 367-8686</b>		
List Broker: <b>Jason Bitton (248545) / jason@bittonhomes.com</b>		
CoList Broker:		More Agent Contact Info:

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