

+/- 20,627 SF. OFFICE/PROFESSIONAL CENTER IDEAL FOR AN OWNER/OCCUPANT OR INVESTOR FOR SALE



4343 OLD GRAND AVENUE, GURNEE, IL 60031

- **ALL COMMON AREAS INCLUDING BATHROOMS HAVE BEEN COMPLETELY REMODELED**
- **BRAND NEW ROOF AND PARKING LOT WITH HUGE SIGNAGE VISIBLE TO GRAND AVENUE (ROUTE 132)**
- **QUICK ACCESS TO ROUTE 41 AND I-94 VIA GRAND AVENUE, IN CLOSE PROXIMITY TO SHOPPING, DINING AND ENTERTAINMENT**
- **HEALTHY MIX OF MEDICAL AND NON-MEDICAL TENANTS WITH A FLEXIBLE C-4 ZONING**
- **GREAT OWNER/OCCUPANT OPPORTUNITY! STOP PAYING RENT AND START BUILDING EQUITY!**
- **INVESTORS CAN LEASE OUT THE VACANT SPACE FOR INCREASED ROI, CALL TODAY FOR A SHOWING!**



**Contact: Matt Marling (847) 513-4643 ©
Matt@marlingmanagement.com**

MARLING MANAGEMENT, INC.

847-249-8322

WWW.MARLINGMANAGEMENT.COM

NOTICE OF NO AGENCY: Marling Management, Inc has previously entered into an agreement with a client to provide certain real estate brokerage services through a sales associate who acts as the clients designated agent James (Matt) Marling is clients designated agent.. As a result, James (Matt) Marling will not be acting as your agent unless otherwise disclosed in writing. Information in this package has been obtained from sources believed reliable. While we do not doubt its accuracy we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness.

COMMON AREA PICTURES



1ST FLOOR SITE PLAN

AVAILABLE



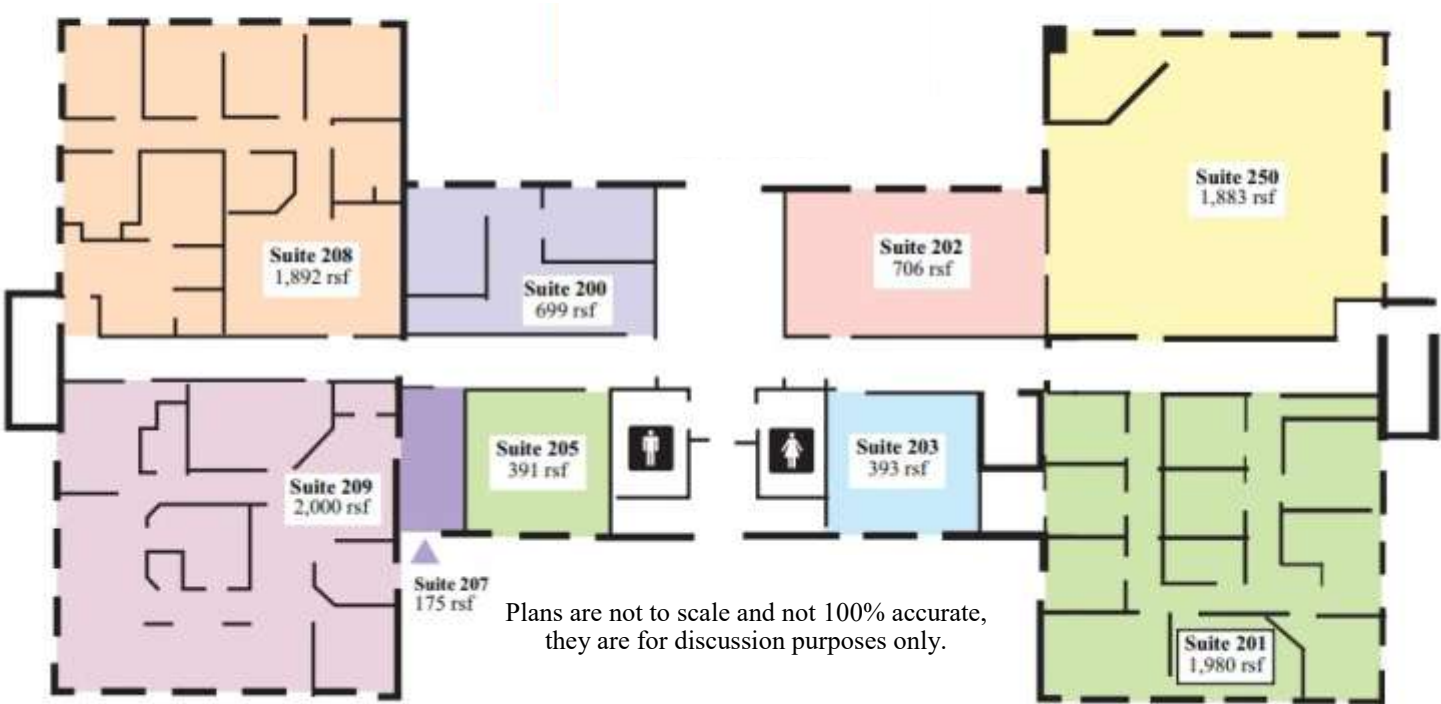
Plans are not to scale and not 100% accurate,
they are for discussion purposes only.

AVAILABLE

| | Suite | RSF. | Occupied | Tenant |
|-----------|-------|---------------|--------------|---------------------------------|
| 1st Floor | 100 | 2,616 | Rentable sf. | Available for an owner/occupant |
| | 103 | 1,211 | Rentable sf. | First Look Ultrasound |
| | 105 | 1,245 | Rentable sf. | Available for an owner/occupant |
| | 106 | 328 | Rentable sf. | Floyd, Inc. |
| | 107 | 1,188 | Rentable sf. | Lake County Smile Doctors |
| | 108 | 362 | Rentable sf. | Unified Companies, Inc |
| | 109 | 1,334 | Rentable sf. | Soul Mind Bodyworks |
| | 110 | 471 | Rentable sf. | Grandt & Kortenkamp Investments |
| | 112 | 1,429 | Rentable sf. | FMR Center |
| | | <u>10,184</u> | | |



2ND FLOOR SITE PLAN



| | Suite | RSF. Occupied | | Tenant |
|-----------|-------|---------------|--------------|---------------------------------|
| 2nd Floor | 200 | 699 | Rentable sf. | Thresholds |
| | 201 | 1,980 | Rentable sf. | Primerica |
| | 202 | 706 | Rentable sf. | |
| | 203 | 393 | Rentable sf. | Adore Essence |
| | 205 | 391 | Rentable sf. | Milner & Caringella, Inc. |
| | 207 | 175 | Rentable sf. | Available for an owner/occupant |
| | 208 | 1,892 | Rentable sf. | |
| | 209 A | 1,060 | Rentable sf. | Available for an owner/occupant |
| | 209 B | 940 | Rentable sf. | Allstate |
| | 250 | 1,883 | Rentable sf. | |
| | | 10,119 | | |

LOCATOR MAP



| | | | |
|--------------------------|---------------------|----------------------|----------------|
| Gross Income | \$ 253,925.00 | Year Built | 1979 |
| Operating Expenses | | Fully Renovated | 2018 |
| Advertising | \$ 33.00 | Building SF. | +/- 20,672 SF. |
| Cleaning and Maintenance | \$ 7,700.00 | 1st Floor | +/- 10,300 SF. |
| Insurance | \$ 6,428.00 | 2nd Floor | +/- 10,300 SF. |
| Repairs | \$ 4,691.00 | Units | 19 |
| Real Estate Tax | \$ 32,534.00 | Lot | +/- 2.9 Acres |
| Utilities | \$ 10,942.00 | Roof | New in 2024 |
| Misc. | \$ 10,551.00 | Parking Lot | New in 2022 |
| Total Operating Expenses | <u>\$ 72,879.00</u> | Zoning | C-4 |
| Net Operating Income | \$ 181,046.00 | Occupancy | +/- 75% |
| Asking Price | \$2,960,000.00 | RE Taxes | \$32,712.48 |
| Cap Rate | 6% | Sprinkled | No |
| | | Monitored Fire Alarm | Yes |
| | | Asking | \$2,950,000.00 |
| | | Price per sf. | \$142.71 |



**ASKING \$2,960,000.00 OR \$142.71 PER. SF.
WELL BELOW THE COST OF REPLACEMENT**

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