

**+/- 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

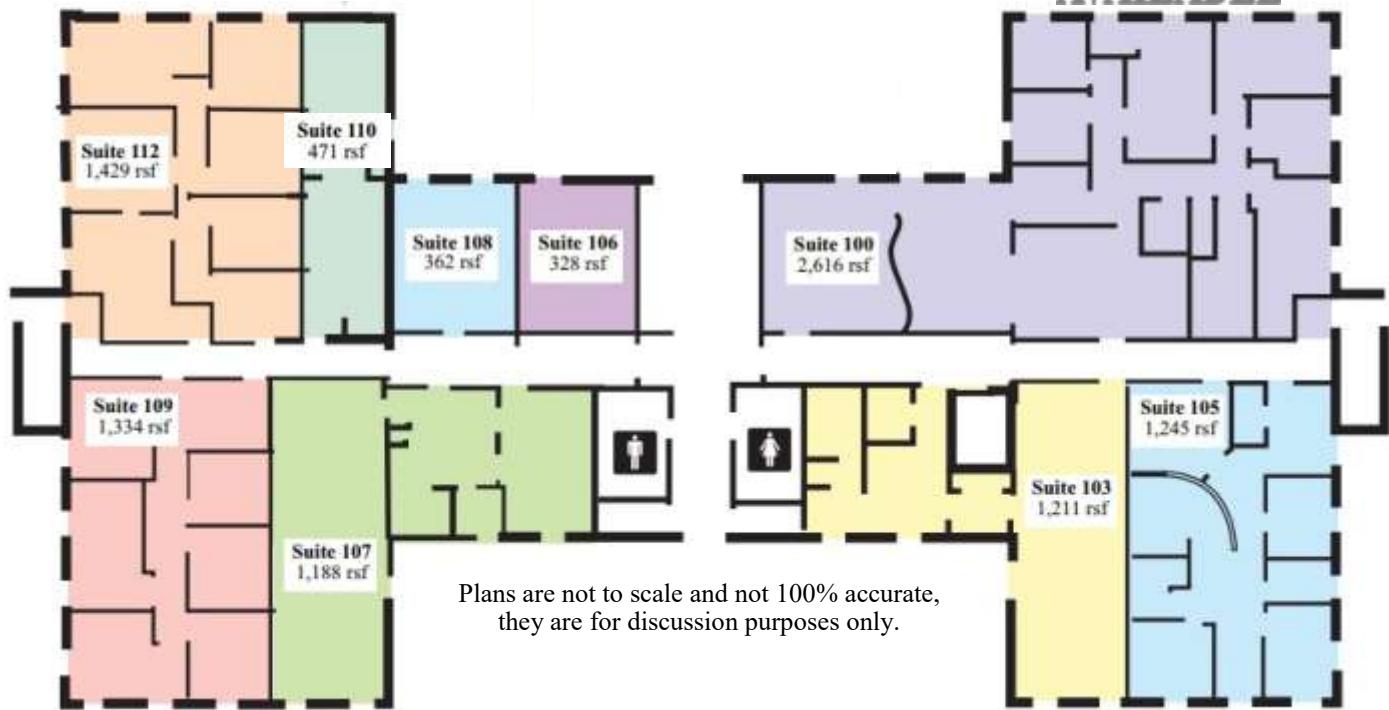
NOTICE OF NO AGENCY: Marling Management, Inc has previously entered into an agreement with a client to provide certain real estate brokerage services through a sales associate who acts as the clients designated agent James (Matt) Marling is clients designated agent.. As a result, James (Matt) Marling 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

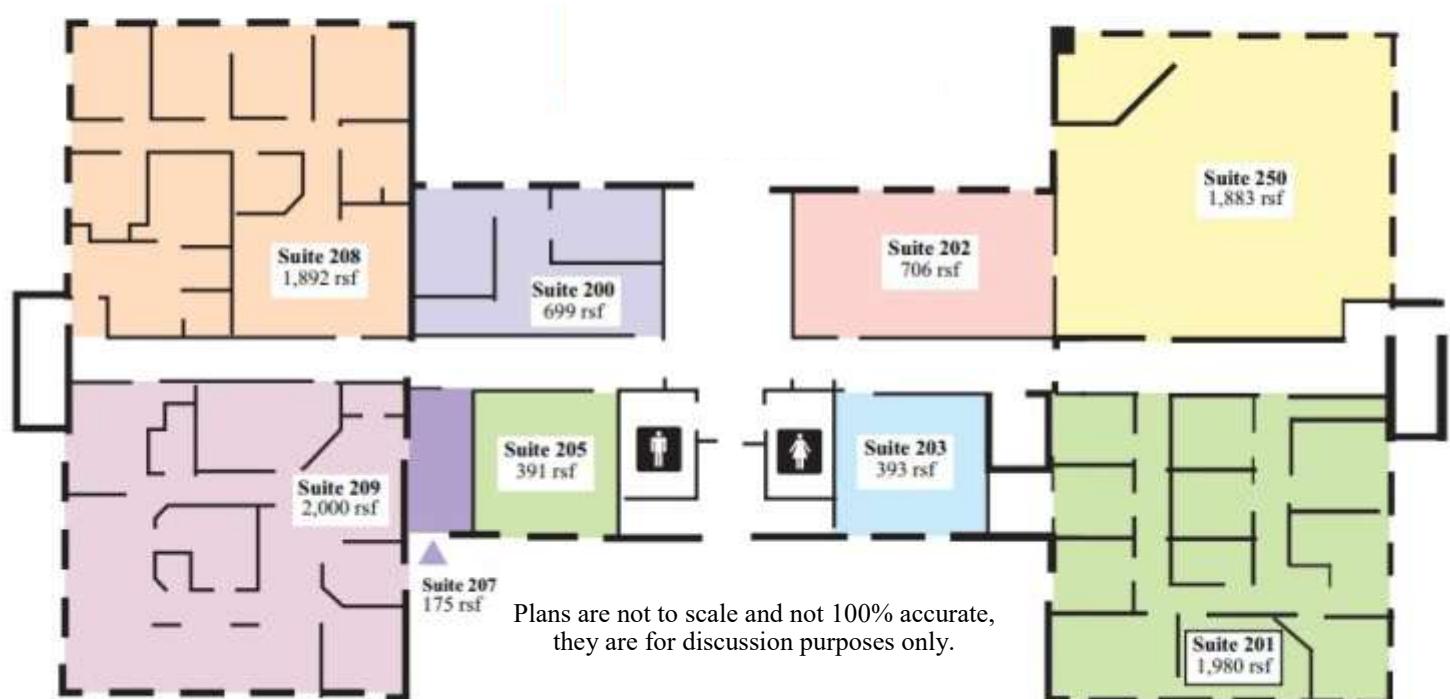


AVAILABLE

	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.	
		<u>10,119</u>	

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**

**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.