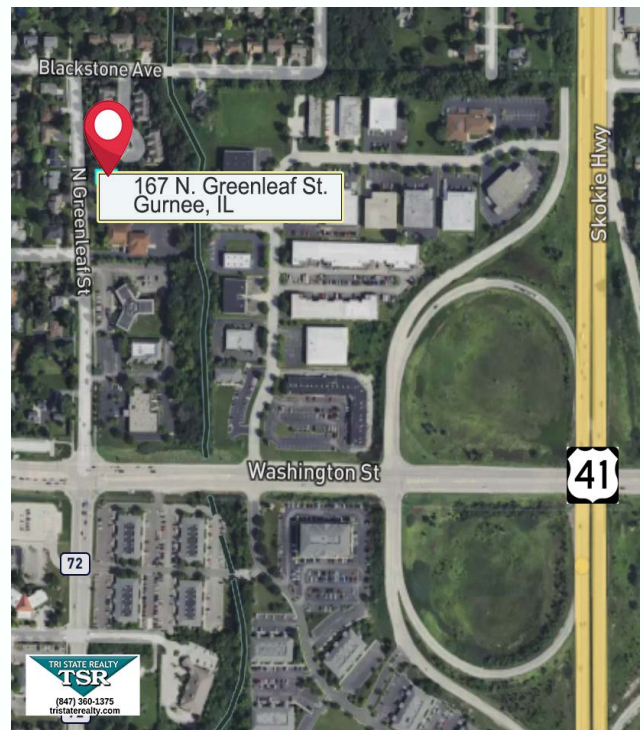


LAND

For Sale Office Condo Building 167 N. Greenleaf Street Gurnee, Illinois



Available: Approx. 1,500 Sq. Ft. - Suite 2
Building Size: Approx. 3,000 Sq. Ft. - Two Story
Description: Hardy Board On Wood Frame
Parking: Approx. 8 Spaces
Year Built: 2008
Utilities: Separately Metered
Build Out: Partially Finished Space
Lease Price: \$16.00 per Sq. Ft. Modified Gross
Sale Price: \$460,000 (\$153 per Sq. Ft.)
Taxes: \$1.46 per Sq. Ft. (2024 actual) **Operating Expenses:** \$2.05 per Sq. Ft. (estimate)
Remarks: Great User/Investor opportunity. Suite 1 is leased and provides income. Prime location just west of Route 41 & Washington St interchange. Buyer can build out available space to the company's exact specifications.



Above information is subject to verification and no liability for errors or omissions is assumed. Prices subject to change and listing may be withdrawn without notice.

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Contact: Robert Elbrecht
847.360.1375 sales@tristaterealty.com
P.O. Box 7860 Gurnee, Illinois
Commercial & Industrial Real Estate
Licensed in Illinois and Wisconsin

FOR SALE
OFFICE CONDO BUILDING

167 N. Greenleaf Street
Gurnee, Illinois

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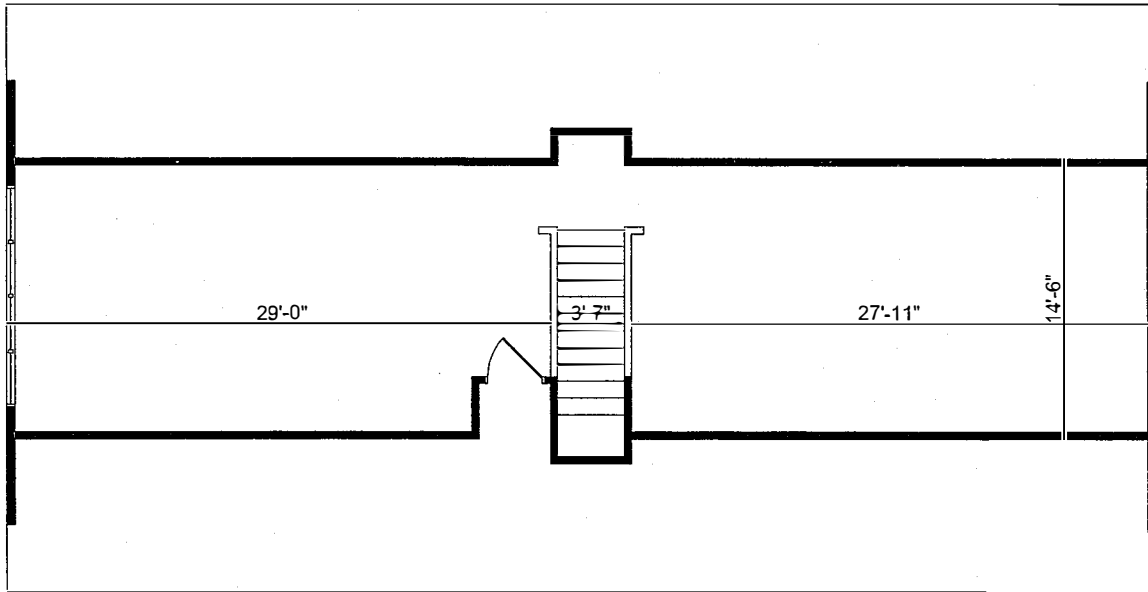


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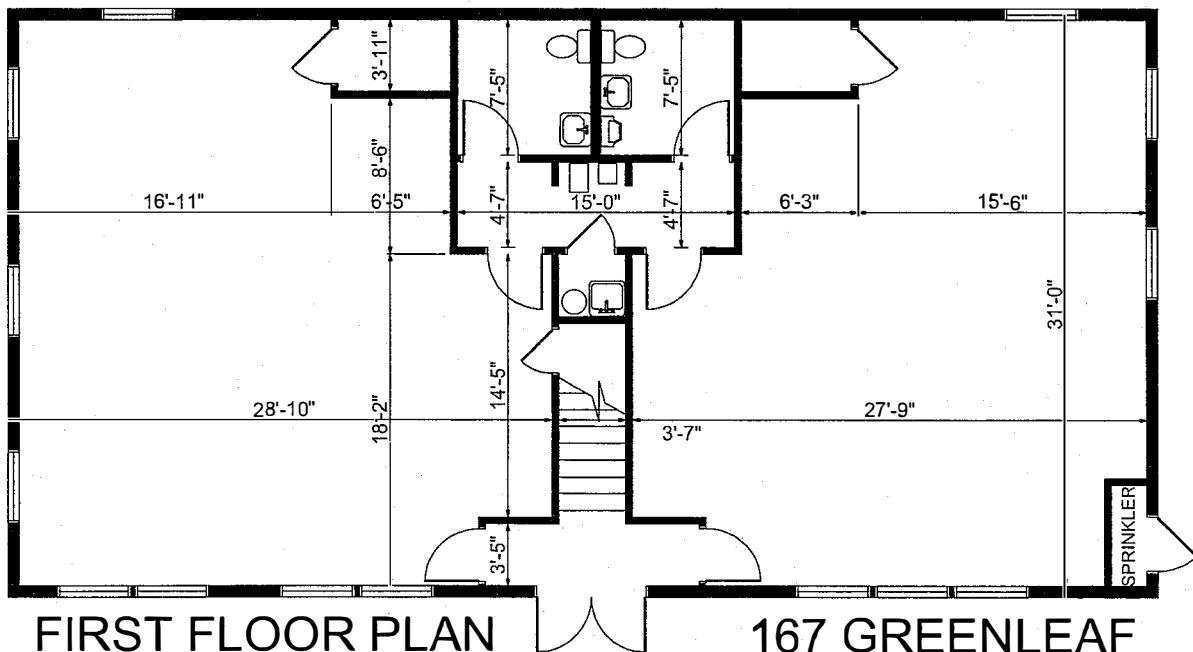
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SECOND FLOOR PLAN



FIRST FLOOR PLAN

167 GREENLEAF

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