

# BUILDING FOR SALE

## GRAND AVENUE

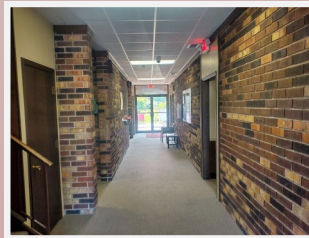


### PROPERTY FEATURES:

- \* Approx. 90% Occupied
- \* 500—1,600 sq. ft spaces
- \* Common Area Bathrooms
- \* Walk to Metra Station
- \* Landlord pays:
  - \* Heat
  - \* Air Conditioning
  - \* Water
  - \* Sewer
- \* Ample Parking

### DIRECTIONS:

Route 83 & Grand Avenue,  
West to Cedar View Office  
building



**95 W. Grand Ave.  
Lake Villa, IL 60046**

*Asking*

**\$779,000**

**or \$16 Per Sq. Ft. Rent**

Cedar View Plaza Office Building being sold by original builder after 40 plus years ownership!

This brick and frame professional office building offers lots of flexibility to lease space. Originally constructed for medical office the building has evolved into professional/service businesses. Most offices have natural light from large windows. Some spaces have views of Cedar Lake! Hallways have fresh paint and carpeting. Common area tile bathrooms on first and second floors. Climate controlled building has 4 rooftop units for heat and AC. Two HVAC units are newer along with newer roof coating. Landlord pays heat, air conditioning, sewer and water. Tenants can walk to downtown Lake Villa restaurants, bars and METRA station. Ample parking. Includes masonry 32x40 garage with fenced in material yard on one acre of land. Approximately 90% occupied on year to year lease agreements. Financials upon request and NDA. Please allow 24 hours for showings.



**Robert E. Frank, GRI**  
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*All information is  
Not Guaranteed*



**Office/Tech**  
 Status: **ACTV**  
 Area: **46**  
 Address: **95 W Grand Ave , Lake Villa, IL 60046**  
 Directions: **Route 83 & Grand Avenue, West to Cedar View Office building**

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

Year Built: **1980**  
 Subtype: **Office**  
 Zoning Type: **Commercial**  
 Actual Zoning: **CB**

MLS #: **11421391**  
 List Date: **06/01/2022**  
 List Dt Rec: **06/01/2022**

List Price: **\$779,000**  
 Orig List Price: **\$779,000**  
 Sold Price:

Office building  
 Lease SF/Y: **\$16**  
 Rented Price:  
 Mthly. Rnt. Price:

Contract:  
 Concessions:  
 Lst. Mkt. Time: **20**  
 Township: **Lake Villa**  
 PIN #: **06052020720000** Multiple PINs: **No**  
 Blt Before 78: **No**  
 # Stories: **2**  
 # Units: **18**  
 # Tenants: **18**  
 Unit SF: **1000** (Leasable Area Units: **Square Feet**)

Min Rent. SF: **700**  
 Max Rent. SF: **1500**  
 Relist:

Mobility Score: -  
 List Price Per SF: **\$779** Sold Price Per SF: **\$0**



Lot Dimensions: **188X303X59X78X130X226**  
 Acreage: **1.13**  
 Land Sq Ft: **49262**

Approx Total Bldg SF: **7011** Estimated Cam/Sf: **\$0**  
 Gross Rentable Area: **15300** Est Tax per SF/Y: **\$0**  
 Net Rentable Area: **12000** Lease Type: **Gross**

Remarks: **Cedar View Plaza Office Building being sold by original builder after 40 plus years ownership! This brick and frame professional office building offers lots of flexibility to lease space. Originally constructed for medical office the building has evolved into professional/service businesses. Most offices have natural light from large windows. Some spaces have views of Cedar Lake! Hallways have fresh paint and carpeting. Common area tile bathrooms on first and second floors. Climate controlled building has 4 rooftop units for heat and AC. Two HVAC units are newer along with newer roof coating. Landlord pays heat, air conditioning, sewer and water. Tenants can walk to downtown Lake Villa restaurants, bars and METRA station. Ample parking. Includes masonry 32x40 garage with fenced in material yard on one acre of land. Approx 90% occupied on year to year lease agreements. Financials upon request and NDA. Please allow 24 hours for showings.**

Approximate Age: **36-50 Years**  
 Type Ownership: **Limited Liability Corp**  
 Frontage Acc: **State Road**  
 Docks/Delivery: **None**  
 # Drive in Doors: **2**  
 # Trailer Docks: **0**  
 Geographic Locale: **North Suburban**  
 Location: **Mixed Use Area, Water View**  
 Construction: **Brick, Wood Frame**  
 Building Exterior: **Brick, Cedar, Shingle Siding**  
 Foundation: **Concrete**  
 Roof Structure: **Mansard**  
 Roof Coverings: **Shingle Composition, Membrane**  
 Air Conditioning: **Central Air**  
 Heat/Ventilation: **Forced Air, Gas**  
 Electrical Svcs: **Separate Meters, 0-100 Amps**  
 Fire Protection: **Smoke or Fire Protectors**  
 Current Use: **Office and Research**  
 Potential Use: **Commercial, Condominium, Office and Research, Retail, Special Use**  
 Client Needs:  
 Client Will:

Misc. Outside: **Enclosed Stairs, Security System**  
 # Parking Spaces: **70**  
 Indoor Parking: **1-5 Spaces**  
 Outdoor Parking: **51-100 Spaces**  
 Parking Ratio:  
 Misc. Inside: **Inside Corridor/s, Janitorial Service, Multi-Tenant, Overhead Door/s, Private Restroom/s, Public Restroom/s**  
 Floor Finish: **Carpet, Concrete, Tile, Varies, Vinyl**  
 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: **None Known**  
 Backup Info: **Aerial Map, Tax Bill, Traffic Counts**  
 Tenant Pays: **Electric, Varies by Tenant**  
 Possession: **Negotiable**  
 Sale Terms:  
 Investment: **Yes**  
 Users: **Yes**  
 Gas Supplier: **Nicor Gas**  
 Electric Supplier: **Commonwealth Edison**

Financial Information  
 Gross Rental Income: **\$0**  
 Total Income/Month: **\$0**  
 Total Income/Annual: **\$0**  
 Annual Net Operating Income: **\$0**  
 Net Operating Income Year:  
 Cap Rate:

Real Estate Taxes: **\$22,902**  
 Tax Year: **2021**  
 Total Annual Expenses: **\$0**  
 Expense Year:  
 Expense Source:  
 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:**

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MLS #: 11421391