

FOR SALE OR LEASE
1.76 ACRE AUTO DEALERSHIP WITH 10 BAYS

3375 Grand Ave.
Waukegan, IL 60085



- **14' garage door height**
- **10 total garage doors**
- **5 garage doors on each side of building**

Strauss Realty is proud to present an auto dealership in Waukegan, IL. The highly visible property is a full block in the highest-traveled retail district of Waukegan. This corner lot features a 10,244 SF building on 1.76 acres with a monument sign, 10-bay service department and 170 parking spaces. The retail showroom includes private offices and a cashier area. A partial second-level mezzanine includes an employee cafeteria/lounge and dedicated parts department. Zoned for automobile sales and automobile repairs.

SALE PRICE:	\$2,500,000
LEASE PRICE:	\$14.00 PSF, NNN
BUILDING SIZE:	10,244 SF
LOT SIZE:	1.76 ACRES
CEILING HEIGHT:	16'
DRIVE-IN DOORS:	10 doors (14' Tall)
# OF BAYS:	10
PARKING:	170
ZONING:	B3
TAXES (2024):	\$36,575
PINs:	08-19-101-038 08-19-101-052

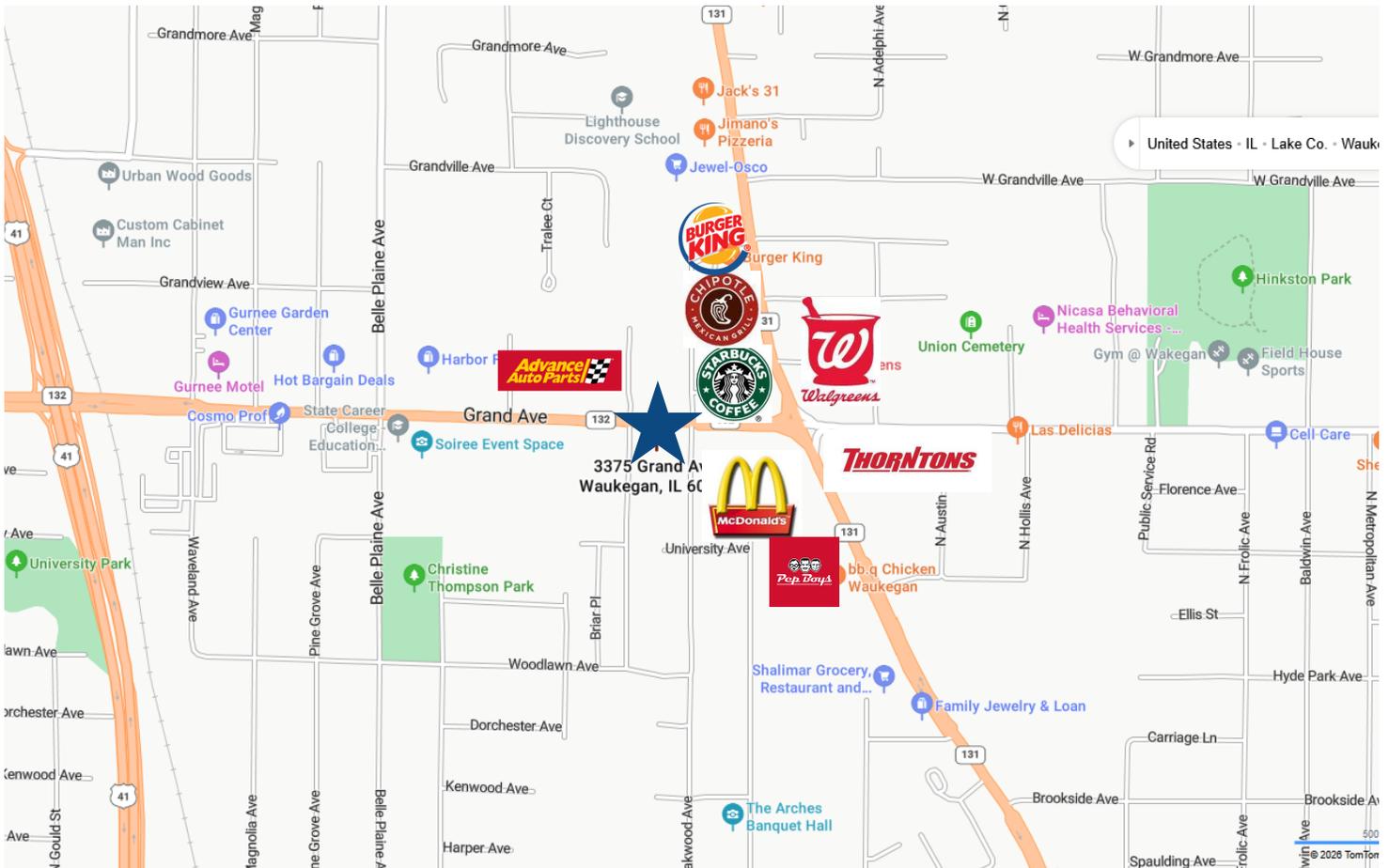
CONTACT

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LOCATION

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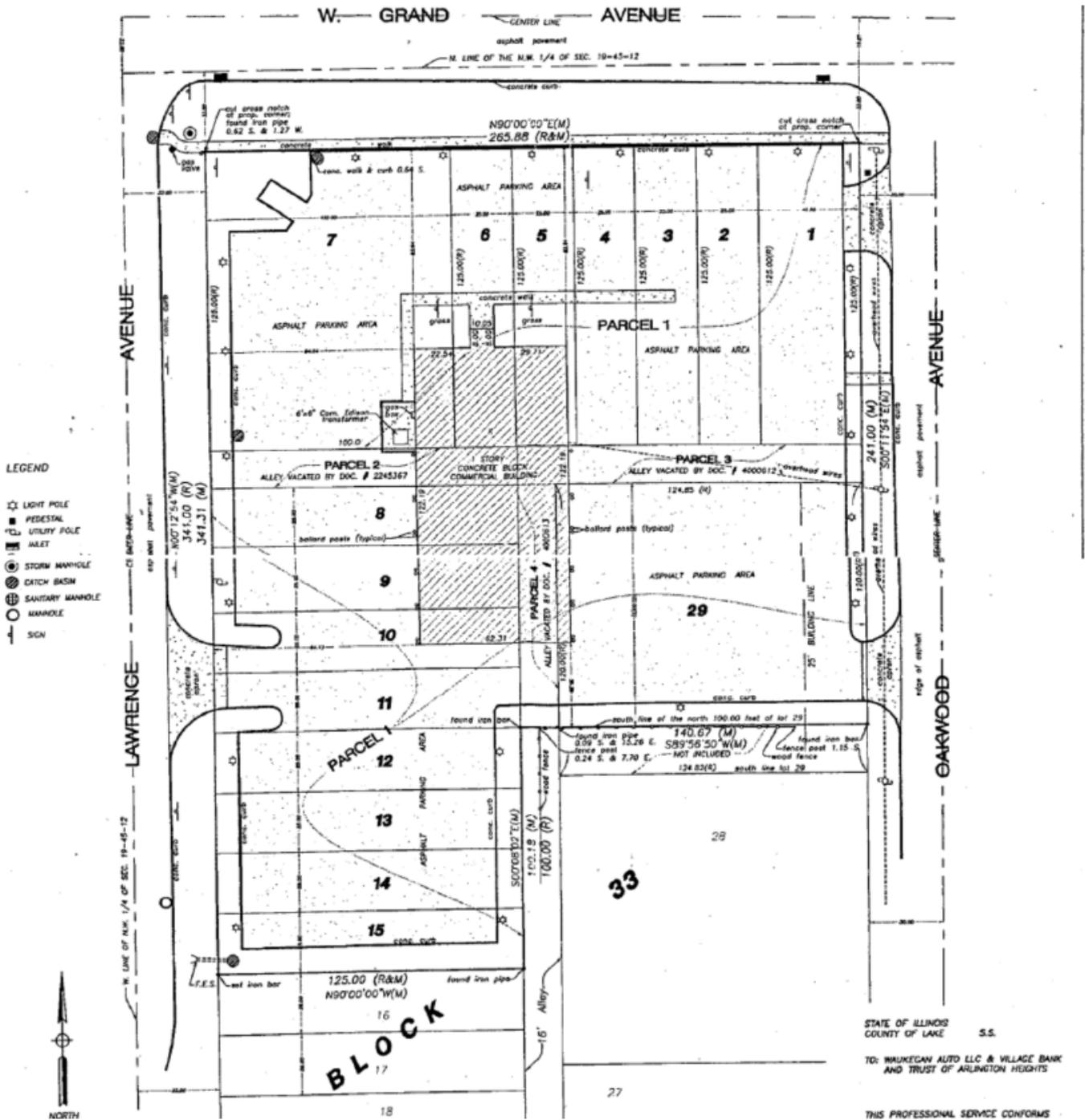


- Traffic Count: Grand Avenue sees 29,600 vehicles per day.
- Great visibility with large corner lot—265' of frontage along Grand Avenue.
- Located on Waukegan's busiest east/west corridor between Green Bay Road and Route 41.
- Surrounded by top-tier national tenants including Advance Auto Parts, Trio Car Wash, Harbor Freight, Sherwin-Williams, Starbucks, Walgreens, McDonald's, and Chipotle.
- Strong traffic corridor connecting Gurnee & Waukegan.
- Minutes to Gurnee, Mills, Six Flags and I-94 access.

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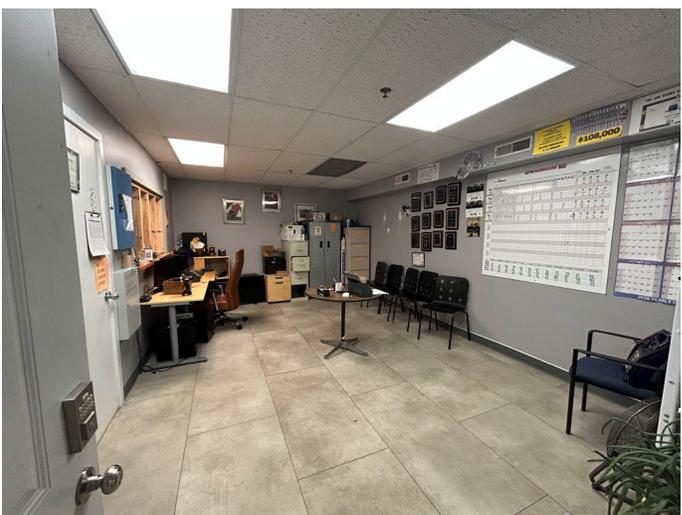
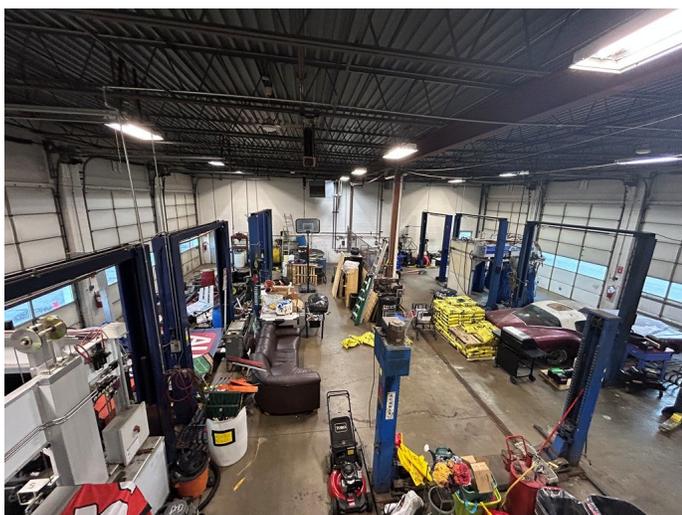
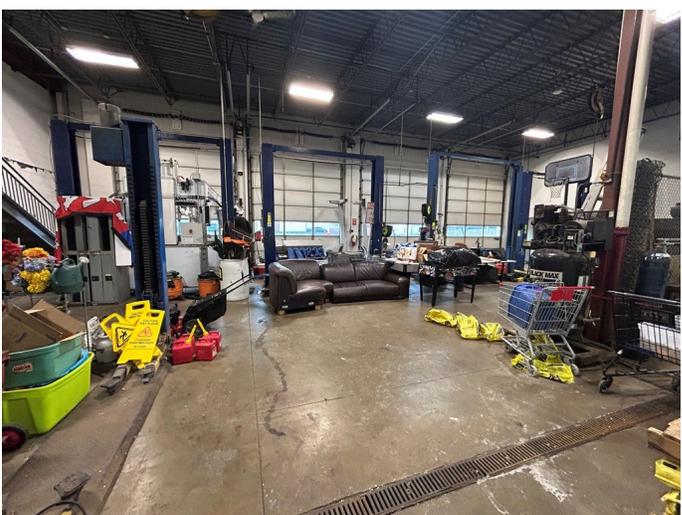
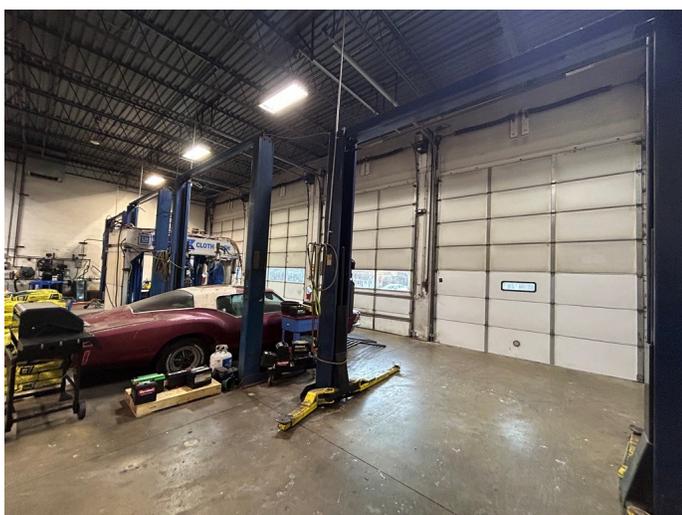


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Interior



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