

# COMMERCIAL

**FOR SALE - 8,949 SQ. FT. COMMERCIAL BUILDING  
2757 WASHINGTON STREET WAUKEGAN, IL**



Great building for church, charter school, non-for-profit organization, day care, theatre & dance group, community center, restaurant and bar. Adjacent .55 acre lot zoned commercial priced at \$175,000.



Sq. Ft. 8,949 Sq. Ft.  
Building Size : 8,949 Sq. Ft.  
Description: Masonry - Brick  
Zoning: B3 - General Commercial  
Parking: Ample  
Site Area: 1.22 Acres  
Year Built: Circa 1960's  
Taxes: \$2.30 per Sq. Ft. (2008 Actual)  
Operating Exp.: \$1.25 per Sq. Ft. (Actual)  
Lease Price: NFL  
Sale Price: \$695,000 (\$77.66 per Sq. Ft.)  
Remarks: Very good location with high traffic counts (10,200 Eastbound 27,900 Westbound VPD per IDOT 2009 Traffic Count Map) Additional finished lower level space included in price.



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 Prices subject to change and listing may be withdrawn without notice.

**TRI STATE REALTY**  
**TSR**

**CONTACT**  
**Robert Elbrecht**  
**Tri-State Realty 847.360.1375 x 11**

Commercial and Industrial Real Estate • Licensed in Illinois and Wisconsin

Tri-State Realty, Inc. • P.O. Box 502, Gurnee, Illinois 60031  
847.360.1375 • Fax 847.360.9667 • sales@tristaterealty.com • [www.tristaterealty.com](http://www.tristaterealty.com)

# COMMERCIAL

**FOR SALE - 8,949 SQ. FT. COMMERCIAL BUILDING  
2757 WASHINGTON STREET WAUKEGAN, IL**



Entry area. Hardwood floors throughout the facility

B3-General Commercial zoning. Potential uses for church, charter school, non-for-profit organization, day care, theatre & dance group, community center, restaurant and bar.



Large banquet room and stage



Bar area



Kitchen



Restaurant and bar area

**TRI STATE REALTY**  
**TSR**

## CONTACT

**Robert Elbrecht**

**Tri-State Realty 847.360.1375 x 11**

Commercial and Industrial Real Estate • Licensed in Illinois and Wisconsin

Tri-State Realty, Inc. • P.O. Box 502, Gurnee, Illinois 60031

847.360.1375 • Fax 847.360.9667 • sales@tristaterealty.com • [www.tristaterealty.com](http://www.tristaterealty.com)