

OFFICE

FOR SALE - OFFICE CONDO UNIT
731 S. IL ROUTE 21 GURNEE, ILLINOIS



PRICED TO SELL! Own vs lease your office space. Great value at prime location on Route 21 (Milwaukee Avenue). High image facility with great window line. Build out space to suit your business operations.

Building Features

- Availability: Suite 150 – 4,164 Sq. Ft. Corner Unit
- Building Size: 30,371 Sq. Ft.
- Description: Masonry – Brick & Block With Stone Trim
- Year Built: 2008
- Utilities: Separately Metered
- Parking: Ample
- Build Out: Not Applicable – Shell, Unfinished Unit
- Real Estate Taxes: \$2.22 per Sq. Ft. (2016 actual)
- Operating Expenses: \$3.20 per Sq. Ft. (2017 Budget)
- Sale Price: **\$300,000 (\$72 per sq. ft.)**



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 Prices subject to change and listing may be withdrawn without notice.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

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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

FOR SALE
OFFICE CONDO UNIT
731 S. IL Route 21
Gurnee, Illinois

Available:	Suite 150 – 4,164 Sq. Ft. Corner Unit
Building Size:	30,371 Sq. Ft.
Description:	Masonry – Brick & Block with Stone Trim
Parking:	Ample
Year Built:	2008
Utilities:	Separately metered
Build Out:	Not Applicable - Shell, Vacant Units
Sale Price:	\$300,000 (\$72 per sq. ft.)
Taxes:	\$2.22 per Sq. Ft. (2016 actual*)
Operating Expenses:	\$3.20 per Sq. Ft. (2017 budget)
Remarks:	Own versus lease your office space. Great value at prime location on Route 21 (Milwaukee Avenue). High image facility with great window line. Build out space to suit your business operations. *Vacancy reduction. Taxes will be higher once unit is built out and fully assessed.

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Park Condominiums Lake County Illinois

6952378

1-29-13

horizontal and vertical planes which
are measured as follows:
intally along interior wall surfaces.
from top of concrete floor surfaces

Dimensions are not shown in units that

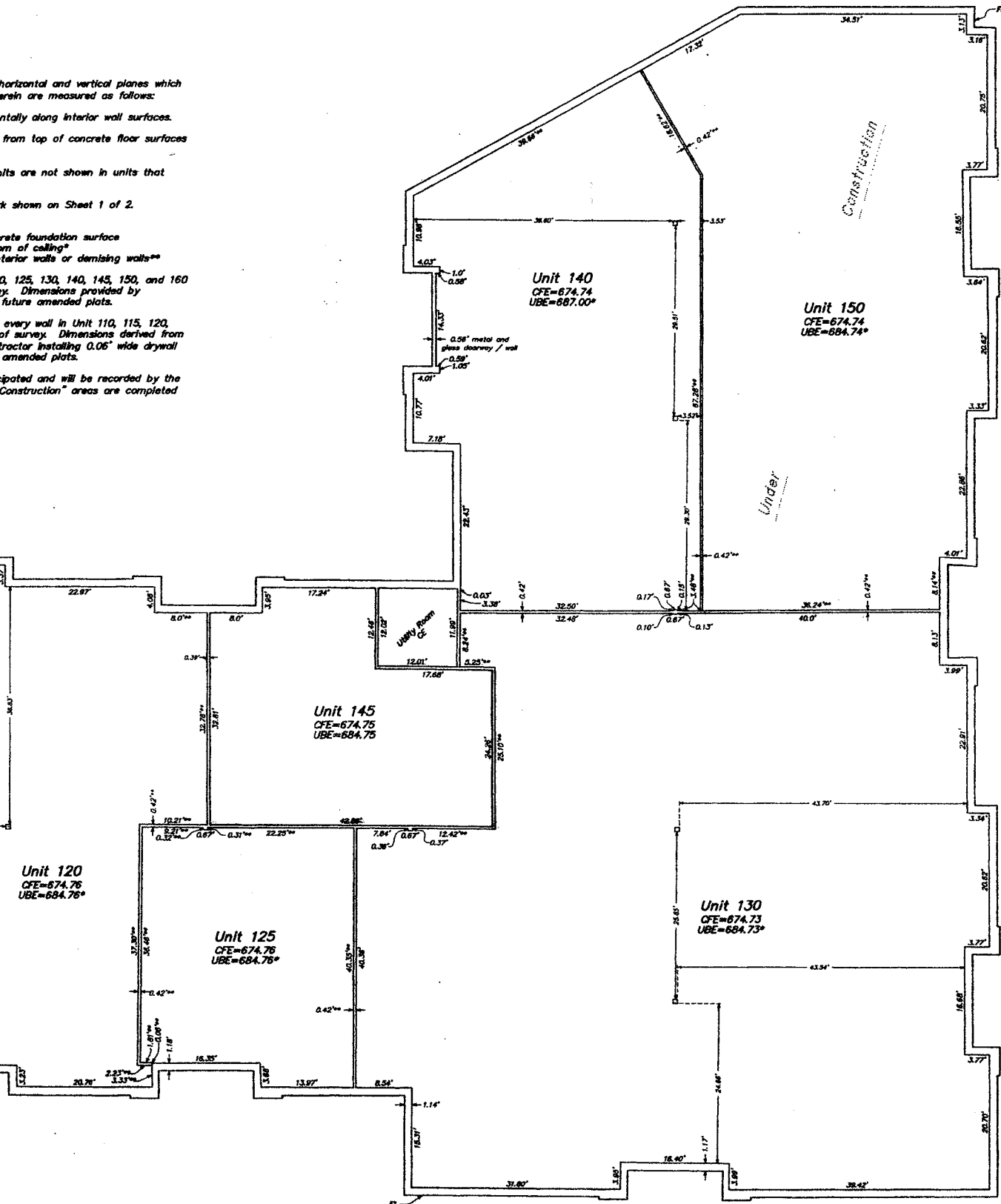
are shown on Sheet 1 of 2.

Concrete foundation surface
Finish of ceiling*
Interior walls or demising walls**

Units 120, 125, 130, 140, 145, 150, and 160
only. Dimensions provided by
future amended plats.

every wall in Unit 110, 115, 120,
of survey. Dimensions derived from
tractor installing 0.06" wide drywall
amended plats.

omitted and will be recorded by the
Construction" areas are completed



Plat revised September 24, 2010 to show constructed
demising wall between Unit 160 and Unit 120.

Plat revised October 6, 2010 to change Unit 200 into
Unit 120.

Plat revised January 16, 2013 to update improvements
on sheet 1 and show constructed demising wall
between Unit 140 and Unit 150.

Unit Delineation
Exhibit "D"
Fifth Amended
Sheet 2 of 2

by
Surveying, L.L.C.
the First
Feet
et, Suite 207
60134
1162

File Name: 5th Am BLDG	Drawn by: MLF
Revised: 01/16/2013	Job No.: 2013-004