

# FOR SALE OFFICE CONDO BUILDING

**167 N. Greenleaf Street  
Gurnee, Illinois**

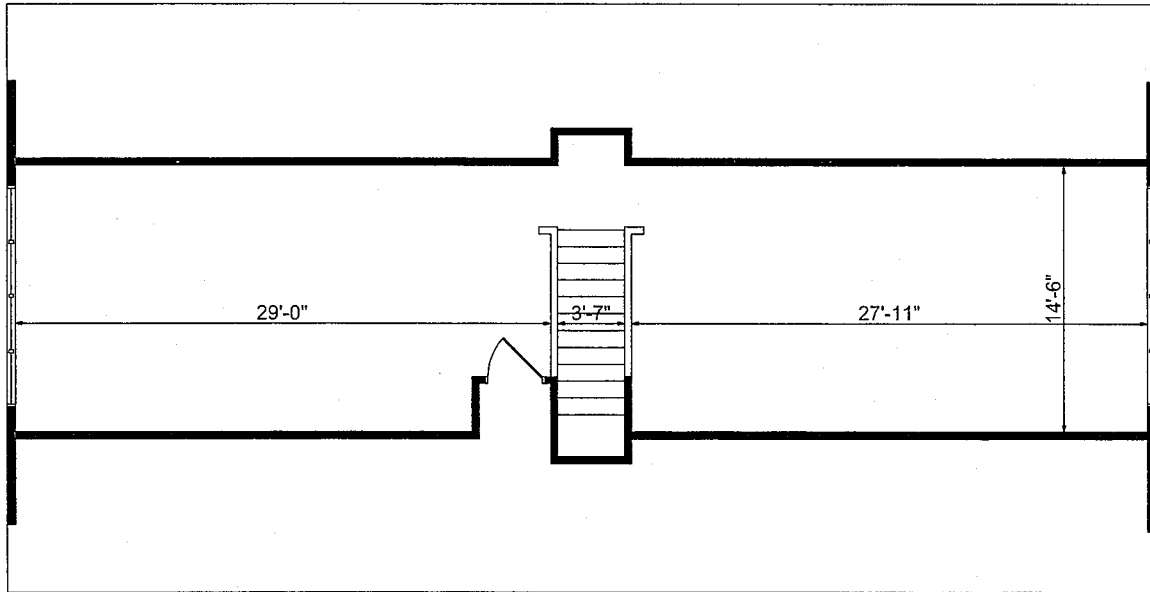
<b>Available:</b>	Approximately 3,000 Sq. Ft.
<b>Building Size:</b>	Approximately 3,000 Sq. Ft. (Two Story)
<b>Description:</b>	Hardy Board on wood frame
<b>Parking:</b>	Approximately 8 spaces
<b>Year Built:</b>	2008
<b>Utilities:</b>	Separately metered
<b>Build Out:</b>	Partially finished space
<b>Lease Price:</b>	\$16.00 per Sq. Ft. modified gross
<b>Sale Price:</b>	\$460,000 (\$153 per Sq. Ft.)
<b>Taxes:</b>	\$1.27 per Sq. Ft. (2021 actual)
<b>Operating Expenses:</b>	\$2.51 per Sq. Ft. (2022 budget)
<b>Remarks:</b>	Great User/Investor opportunity. Building can be divided into two units. Frontage on Greenleaf Ave. Prime location just west of Route 41 & Washington Street interchange. Buyer can build out space to the company's exact specifications.

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 Prices and availability subject to change and listing may be withdrawn without notice.

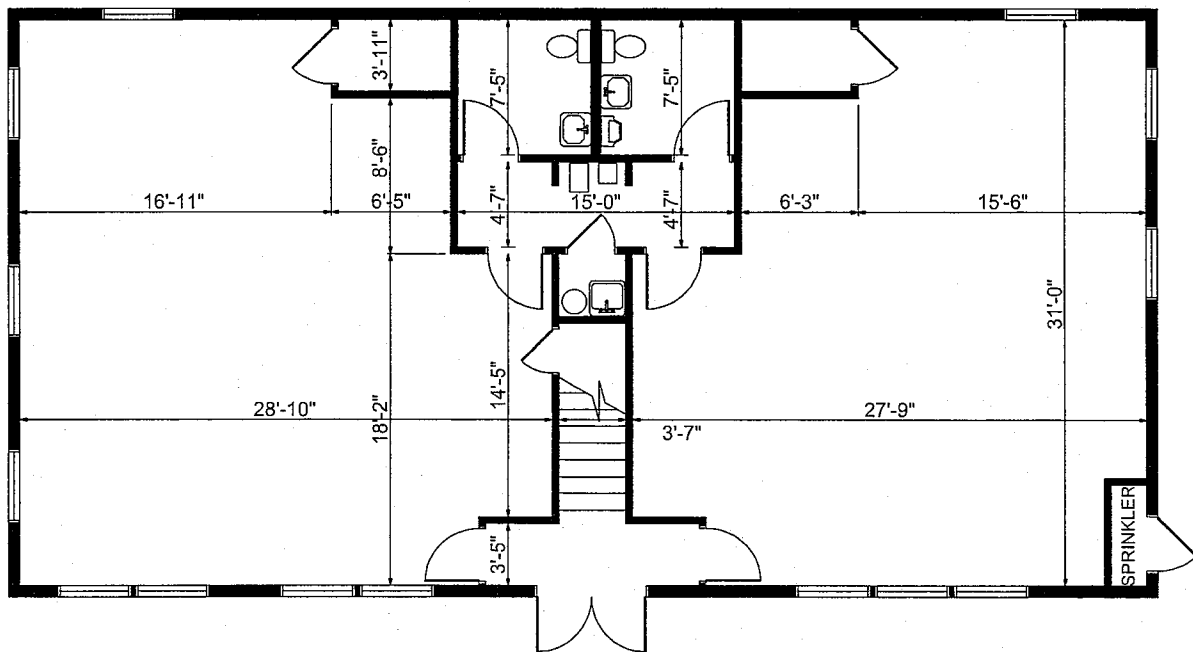


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SECOND FLOOR PLAN



FIRST FLOOR PLAN

167 GREENLEAF

