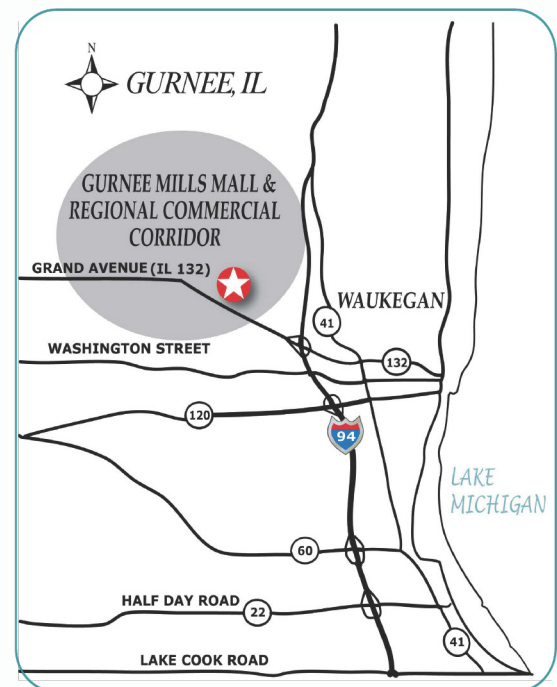


COMMERCIAL

**FOR SALE – 6,272 SQ. FT. COMMERCIAL BUILDING
ON .83 ACRE PRIME OUTLOT SITE NEAR I-94
6280 GRAND AVENUE GURNEE, ILLINOIS**



- **Available:** 6,272 Sq. Ft. on an .83 acre pad site
- **Building Size:** 6,272 Sq. Ft. (Including lower level)
- **Site Area:** .8344 Acres
- **Description:** Masonry Construction
- **Year Built:** 1995
- **Features:** Sprinkler System, Alarm System & Four Bays
- **Parking:** 20 Vehicles
- **Zoning:** C-6 Regional Commercial District
- **Signage:** Grand Avenue & Prairie Creek Drive
- **Traffic Counts:** 40,117 Vehicles Per Day on Grand Ave
- **Sale Price:** \$1,300,000
- **Real Estate Taxes:** \$4.02 Per Sq. Ft. (2023 Actual)
- **Operating Expenses:** \$3.00 Per Sq. Ft. (Estimate)
- **Remarks:** Current use is automotive or an opportunity for redevelopment on a .83 acre pad site. Existing building can be retrofitted to accommodate a wide variety of retail and commercial uses. Prime location in the West Grand Avenue commercial corridor. Highly visible out lot within the Gurnee Mills Regional Mall, the largest outlet and full-price retail shopping destination with over 200 stores and many national retailers. Facility in excellent condition.



SHOWN BY APPOINTMENT ONLY

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 Prices subject to change and listing may be withdrawn without notice.

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Contact: Robert Elbrecht
847.360.1375 sales@tristaterealty.com

P.O. Box 7860 Gurnee, Illinois

Commercial & Industrial Real Estate
Licensed in Illinois and Wisconsin

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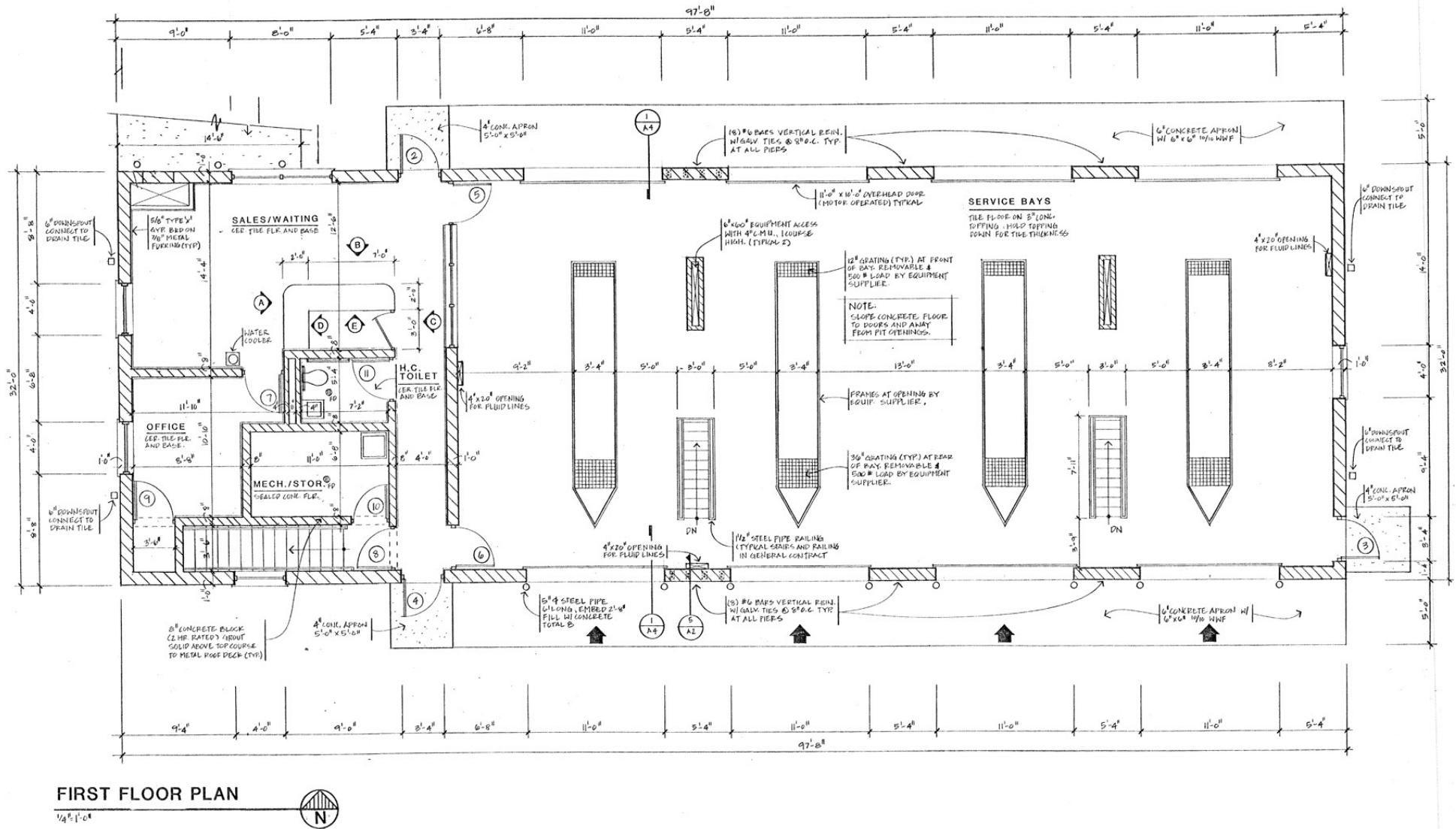
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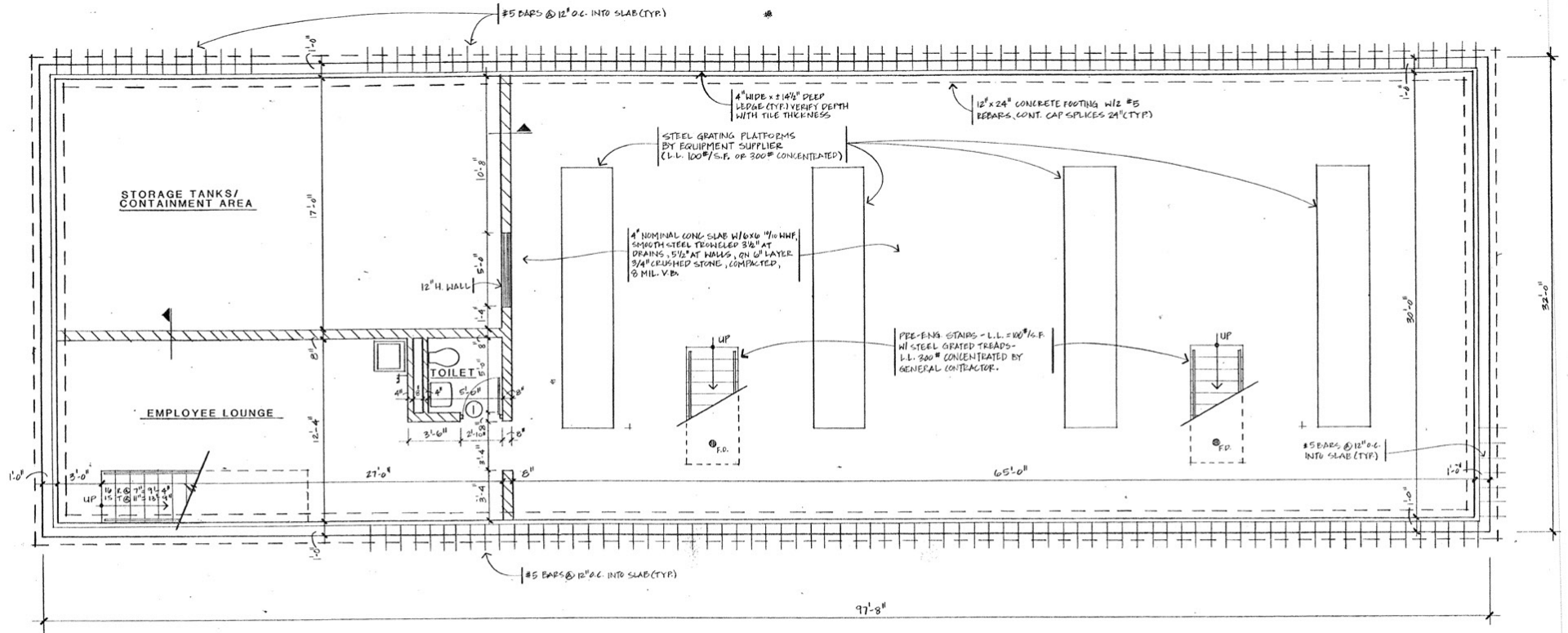
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Lower Level Floor Plan

6280 Grand Avenue Gurnee, IL



BASEMENT AND FOUNDATION PLAN

1/4" = 1'-0"



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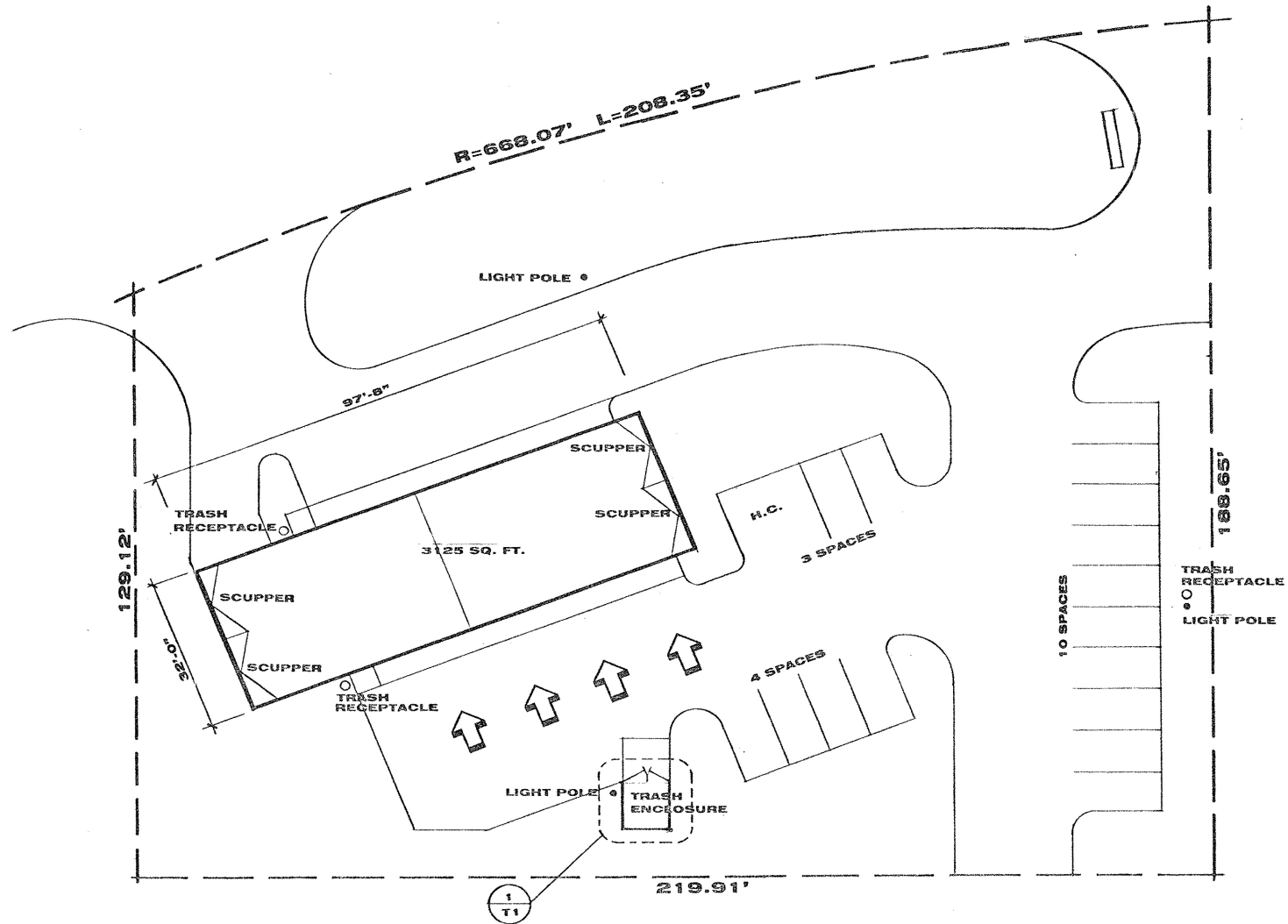
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FOR SALE 6,272 Sq. Ft.

6280 Grand Avenue Gurnee, IL



PARCEL C-5 SITE PLAN

1" = 20'-0"

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