

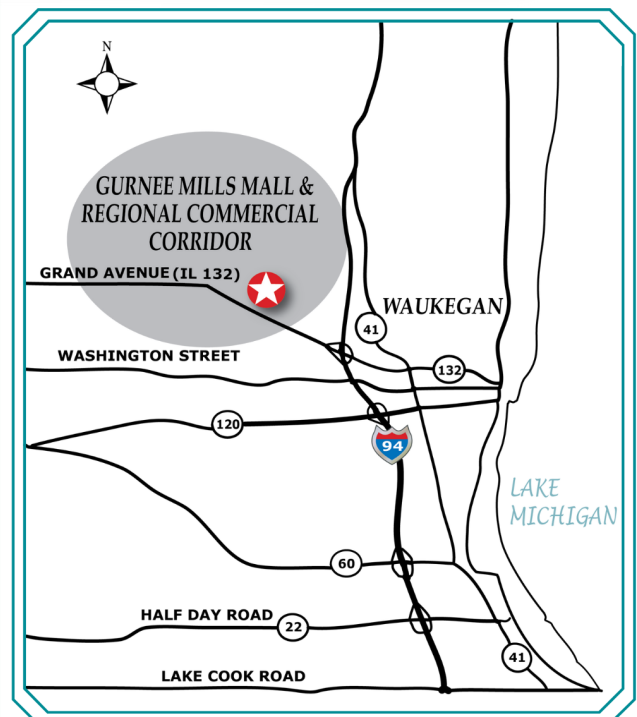
COMMERCIAL

FOR SALE – 6,272 SQ. FT. COMMERCIAL BUILDING
6280 GRAND AVENUE GURNEE, ILLINOIS



- **Availability:** 6,272 Sq. Ft.
- **Building Size:** 6,272 Sq. Ft. (Including lower level)
- **Site Area:** .8344 Acres
- **Description:** Masonry Construction
- **Parking:** 20 parking spaces
- **Year Built:** 1995
- **Zoning:** C-6 Regional Commercial District
- **Sale Price:** \$1,100,000
- **Real Estate Taxes:** \$4.10 Per Sq. Ft. (2024 Actual)
- **Operating Expenses:** \$3.00 Per Sq. Ft. (Estimate)
- **Remarks:** Prime Gurnee Mills out lot. Facility in excellent condition. Grand Avenue Signage. 42,600 vehicles per day per 2021 IDOT traffic counts. Automotive building can be used "as is", retrofitted or property can be redeveloped for another use.

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 Prices subject to change and listing may be withdrawn without notice.



www.tristaterealty.com

CONTACT: Robert Elbrecht

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P.O. Box 7860 Gurnee, Illinois 60031 (847) 360.1375

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FOR SALE
COMMERCIAL BUILDING
6,272 Sq. Ft. Including Lower Level
6280 Grand Avenue Gurnee, Illinois

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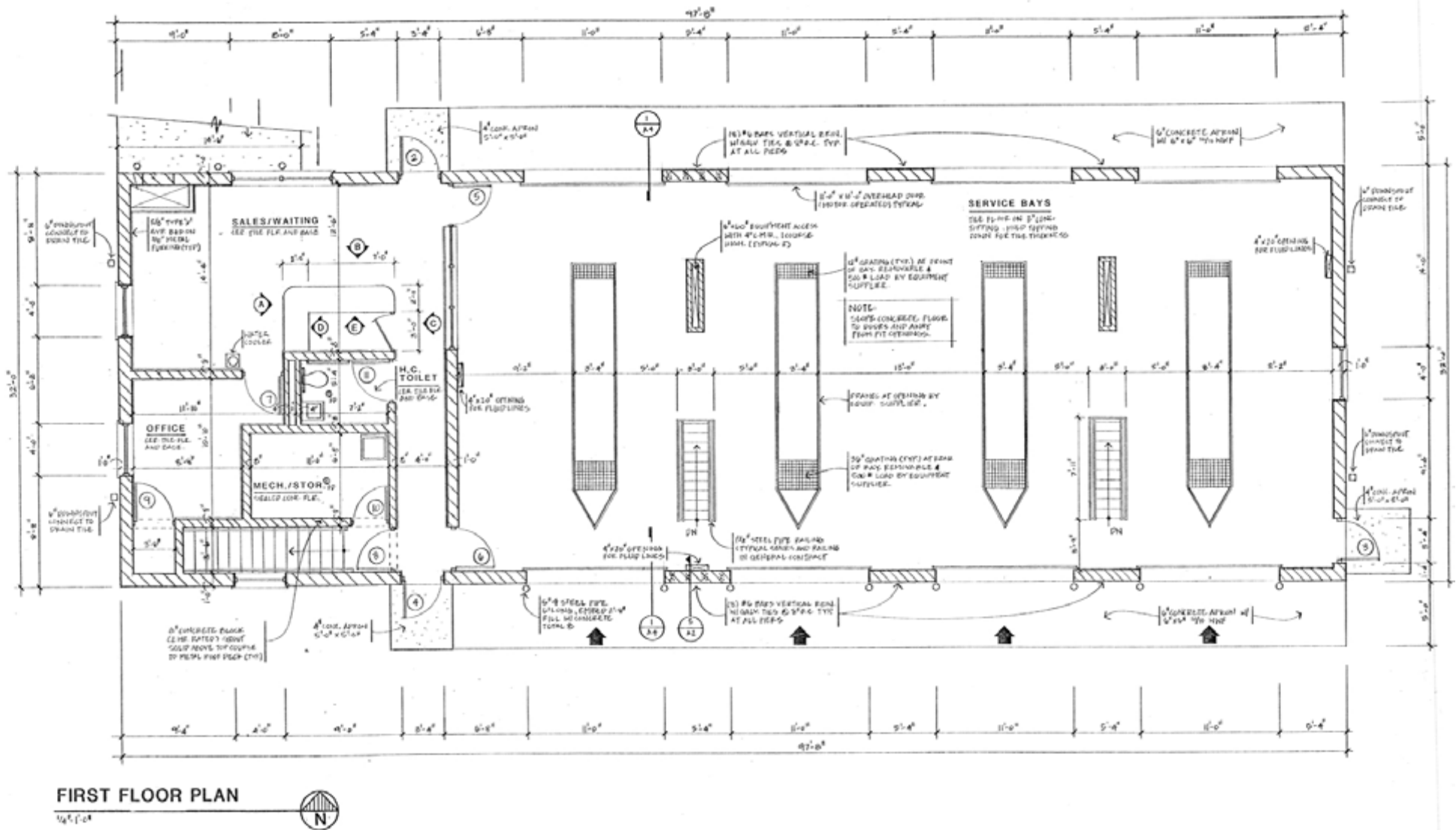
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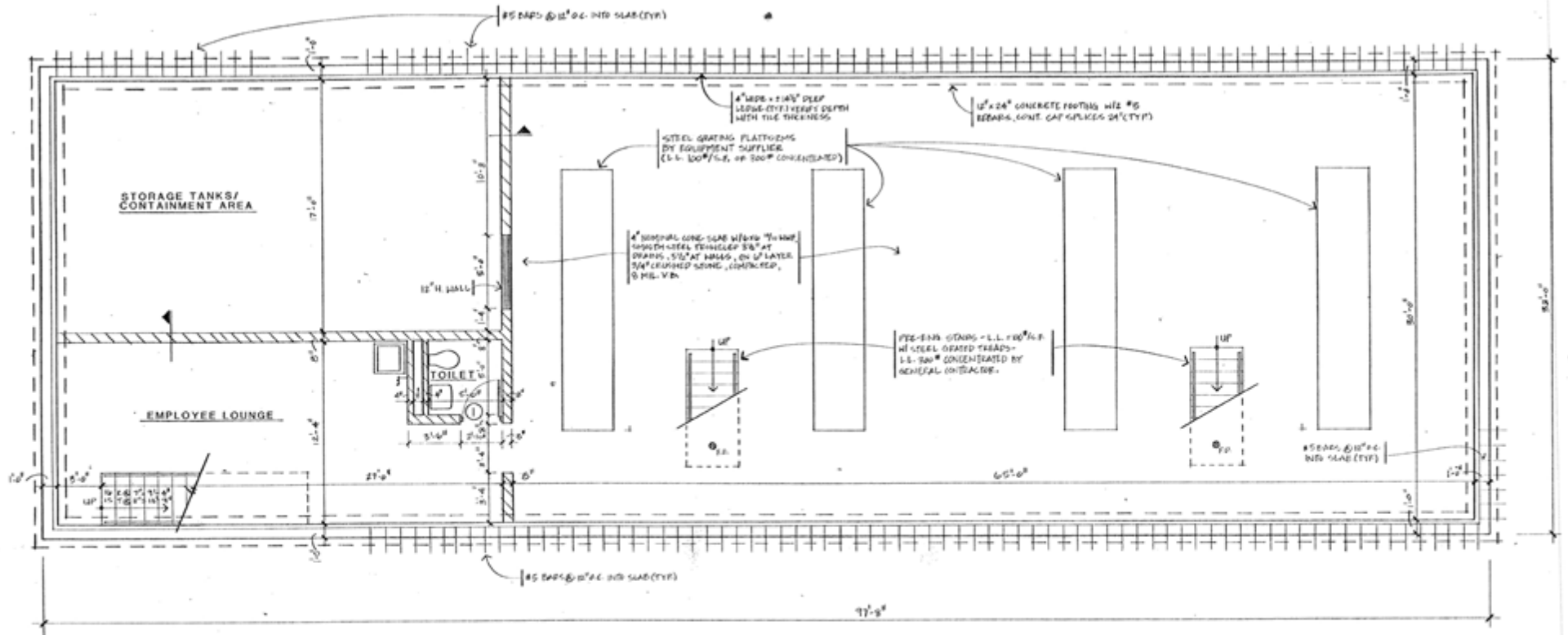
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Lower Level Floor Plan

6280 Grand Avenue Gurnee, Illinois



BASEMENT AND FOUNDATION PLAN



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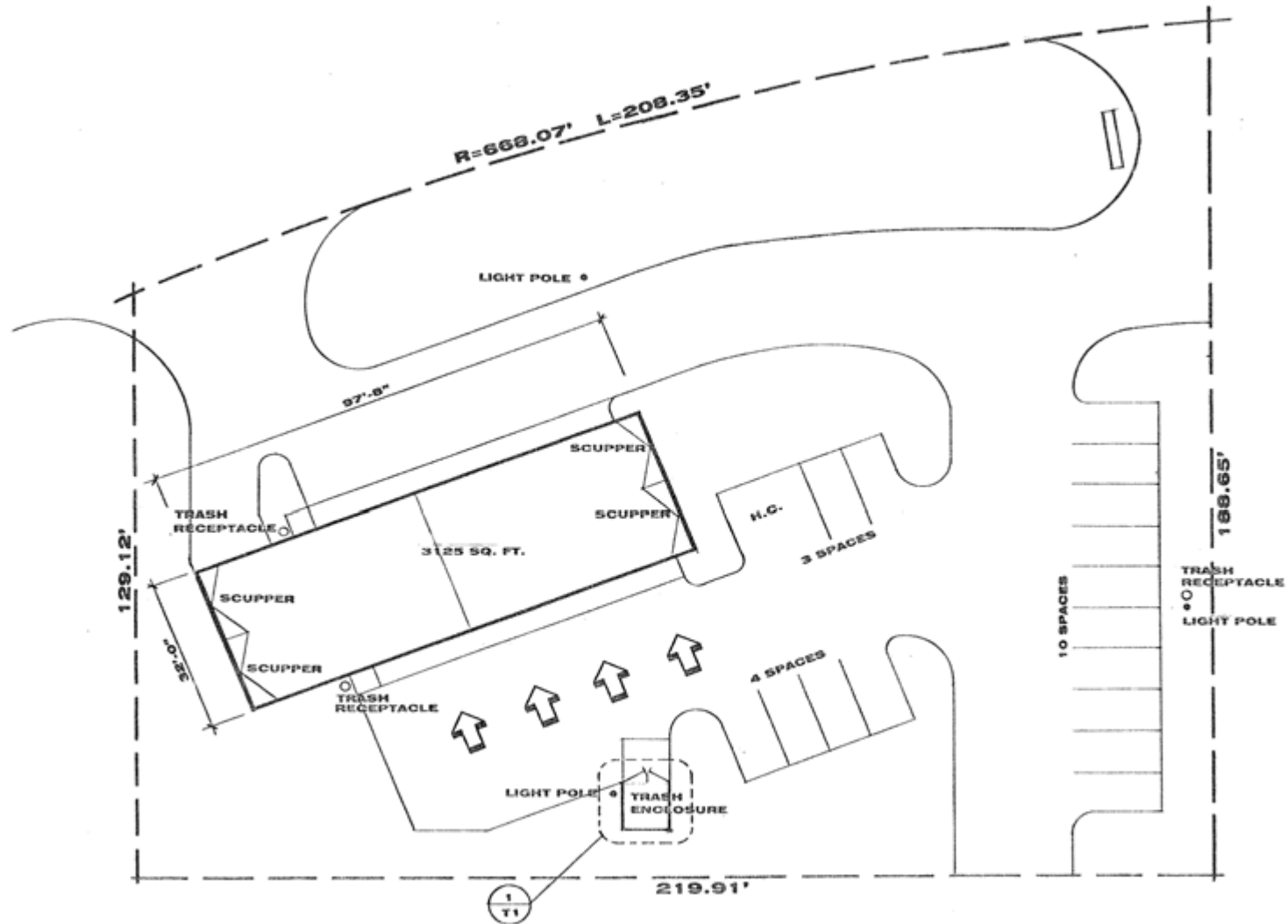
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PARCEL C-5 SITE PLAN
1" = 20'-0"

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