

PROPERTY FOR LEASE FANTASTIC SPACE

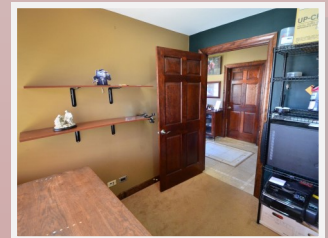
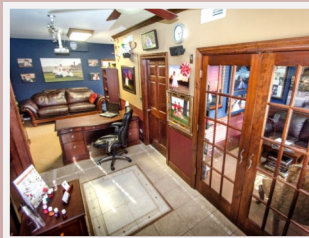
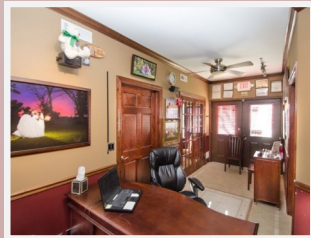


PROPERTY FEATURES:

- * Multiple Uses
- * Approx. 800 sq. ft.
- * 1st Floor Commercial
- * Lovely Backyard
- * Garage Space Available for Add'l Monthly Rent
- * Includes Gas Heat
- * Walk to Metra
- * Building Available For Sale

DIRECTIONS:

North of Rollins Rd on
Washington



**131 Washington St.
Ingleside, IL 60041**

Asking

**\$10.00 Per Sq. Ft. +
\$1.50 PSF Taxes**

Downtown business district allows multitude of uses for this first floor office space. Great for insurance, real estate, accounting, beautician, law office, contractor... Beautiful finishes in existing 800 +/- sq. ft.! Attached 2.5 car garage could be finished into additional office space or storage for additional money. Good commercial signage on Washington. Explore the possibilities of this great location for your business! Please note CAM includes gas heat!! Building also available for sale.



Robert E. Frank & Tim Conner

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*All information is
Not Guaranteed*



Office/Tech

Status: **NEW**
 Area: **41**
 Address: **131 Washington St , Ingleside, IL 60041**
 Directions: **North of Rollins Rd on Washington**

MLS #: **10107131** List Price:
 List Date: **10/09/2018** Orig List Price:
 List Dt Rec: **10/09/2018** Sold Price:

Closed:
 Off Mkt:
 CTGF:
 County: **Lake**
 Coordinates:
 Year Built: **1997**
 Subtype: **Office**
 Zoning Type: **Commercial**
 Actual Zoning: **B2**

Contract:
 Concessions:
 List. Mkt Time: **2**
 Township: **Grant**
 PIN #: **(Map)**
 Blt Before 78: **No**
 # Stories: **2**
 # Units: **2**
 # Tenants: **2**

Lease SF/Y: **\$10**
 Rented Price:
 Mthly. Rnt. Price: **\$675**
 Subdivision:
 Multiple PINs:
 Min Rent. SF: **800+/-**
 Max Rent. SF: **1200+/-**

Lot Dimensions:
 Acreage: **0.2**
 Land Sq Ft:
 Approx Total Bldg SF:
 Gross Rentable Area:
 Net Rentable Area:
 Estimated Cam/Sf: **\$1.50**
 Est Tax per SF/Y: **\$2.62**
 Lease Type: **Net**

Remarks: **Downtown business district allows multitude of uses for this first floor office space. Great for insurance, real estate, accounting, beautician, law office, contractor... Beautiful finishes in existing 800 +/- sq. ft.! Attached 2.5 car garage could be finished into additional office space or storage for additional \$\$.** Good commercial signage on Washington. Explore the possibilities of this great location for your business! Please note CAM includes gas heat!!

Approximate Age: **16-25 Years**
 Type Ownership: **Limited Liability Corp**
 Frontage Acc: **City Street, Public Road**
 Docks/Delivery:
 # Drive in Doors: **1**
 # Trailer Docks: **0**
 Geographic Locale: **Northwest Suburban**
 Location: **Central Business District, Mixed Use Area, Public Transport Avail**
 Construction: **Wood Frame**
 Building Exterior: **Cedar**
 Foundation: **Concrete**
 Roof Structure: **Gable**
 Roof Coverings: **Shingle Composition**
 Air Conditioning: **Central Air**
 Heat/Ventilation: **Forced Air, Gas**
 Electrical Svcs: **101-200 Amps**
 Fire Protection: **Alarm On Site**
 Current Use: **Commercial**
 Potential Use: **Commercial, Office and Research, Residential-Single Family, Retail**
 Client Needs:
 Client Will:

Misc. Outside: **Sun Deck**
 # Parking Spaces: **4**
 Indoor Parking: **1-5 Spaces**
 Outdoor Parking: **1-5 Spaces**
 Misc. Inside: **Inside Corridor/s, Multi-Tenant, Overhead Door/s, Private Restroom/s, Storage Inside**
 Floor Finish: **Carpet, Tile, Wood**
 Extra Storage Space Available: **Yes**
 Water Drainage:
 Utilities To Site: **Electric to Site, Gas to Site, Sanitary Sewer to Site, Water-Municipal, Water to Site**
 HERS Index Score:
 Green Disc:
 Green Rating Source:
 Green Feats:
 Known Encumbrances: **None Known**
 Backup Info: **Aerial Map, Tax Bill, Traffic Counts, Backup Package**
 Tenant Pays: **Varies by Tenant**
 Possession: **Closing, Negotiable**
 Sale Terms:
 Investment:
 Users:

Financial Information
 Gross Rental Income:
 Total Income/Month:
 Total Income/Annual:
 Annual Net Operating Income:
 Net Operating Income Year:
 Cap Rate:
 Real Estate Taxes:
 Tax Year:
 Total Annual Expenses:
 Expense Year:
 Expense Source:
 Loss Factor:

Broker: **Robert E. Frank Real Estate**

Ph #: **(847) 356-5263**

Team:

List Agent: **Robert E Frank, GRI**

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More Agent Contact Info:

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MLS #: 10107131

Prepared By: Robert E Frank, GRI | Robert E. Frank Real Estate | 10/10/2018 01:32 AM