



644 N. Sheridan Road, Winthrop Harbor, IL

Harbor Point was constructed in 2004 and is located at the stoplight intersection of Sheridan Road and 7th Street in Winthrop Harbor, IL. The center is a few blocks west of the Metra and North Point Marina, which is the largest fresh water marina in the United States. There are 6 units that total 8,189 rentable square feet. Current tenants are Edward Jones, Subway and Harbor Food and Liquor mart. The site is fronted by three roads and is 31,000 square feet which includes 31 parking spaces. Great visibility on highly traveled Sheridan Road.

Gross Potential Income: \$129,816

Net Potential Income: \$100,521

Price: \$1,295,000.00

Contact Don Glyman

847-615-1200

Confidential rent roll available upon request