



Office/Tech
 Status: **NEW**
 Area: **44**
 Address: **33 N Waukegan Rd , Lake Bluff, IL 60044**
 Directions: **From Rockdand Road and Waukegan, north 2 blocks. Across the street from McDonalds to the south.**
 Sold by:
 Closed:
 Off Mkt:
 CTGF:
 County: **Lake**
 Year Built: **1988**
 Subtype: **Office**
 Zoning Type:
 Actual Zoning: **COM**

MLS #: **11926169**
 List Date: **11/07/2023**
 List Dt Rec: **11/07/2023**
 Contract:
 Concessions:
 Mkt. Time (Lst./Tot.): **4/4**
 Township: **Shields**
 PIN #: **12191120010000**
 Bit Before 78: **No**
 # Stories: **2**
 # Units: **15**
 # Tenants: **10**
 Unit SF: **7812** (Leasable Area Units: **Square Feet**)

List Price: **\$860,000**
 Orig List Price: **\$860,000**
 Sold Price:
 Lease SF/Y:
 Rented Price:
 Mthly. Rnt. Price:
 Multiple PINs: **Yes**
 Min Rent, SF: **290**
 Max Rent, SF: **7026**
 Relist:

Mobility Score: - **?**

List Price Per SF: **\$110.09** Sold Price Per SF: **\$0**

Lot Dimensions: **102X142** Approx Total Bldg SF: **7812** Estimated Cam/Sf:
 Acreage: **0.3** Gross Rentable Area: **7812** Est Tax per SF/Y:
 Land Sq Ft: **12888** Net Rentable Area: **7026** Lease Type: **Modified Gross**

Remarks: **Stately brick office building in the affluent community of Lake Bluff. Great alternative to the home office so you can roll your sleeves up and get work done without distractions. Just a few minutes to Route 41 and I-94. Within 30 minutes to O'Hare International Airport. A few blocks to Starbucks, McDonalds, Panera, Heinen's, Chipotle, Jimmy Johns, Potbelly's and Target. There are 15 offices on 3 levels. Many long term tenants! Listed below appraised value! Gross Rent Projected at \$16/SF with a 10% Vacancy. Gross income in 2021 & 2022 was \$83,016 & \$75,875 respectively. Property needs to be managed more efficiently. Prime Location with great visibility!**

Approximate Age: **26-35 Years**
 Type Ownership: **Limited Liability Corp**
 Frontage Acc: **State Road**
 Docks/Delivery:
 # Drive in Doors: **0**
 # Trailer Docks: **0**
 Geographic Locale: **North Suburban**
 Location:
 Construction: **Brick, Concrete, Wood Frame**
 Building Exterior: **Brick**
 Foundation: **Concrete**
 Roof Structure: **Gable**
 Roof Coverings: **Shingle Composition, Asphalt**
 Air Conditioning: **Central Air**
 Heat/Ventilation: **Central Bldg Heat, Forced Air**
 Electrical Svcs: **Circuit Breakers, 0-100 Amps**
 Fire Protection: **Smoke or Fire Protectors**
 Current Use:
 Potential Use:
 Client Needs:
 Client Will:

Misc. Outside:
 # Parking Spaces: **20**
 Indoor Parking:
 Outdoor Parking:
 Parking Ratio:
 Misc. Inside:
 Floor Finish:
 Extra Storage Space Available: **Yes**
 Water Drainage:
 Utilities To Site:
 HERS Index Score:
 Green Disc:
 Green Rating Source:
 Green Feats:
 Known Encumbrances:
 Backup Info:
 Tenant Pays: **Electric**
 Possession:
 Sale Terms:
 Investment: **Yes**
 Users: **Yes**

Financial Information
 Gross Rental Income: **\$112,416**
 Total Income/Month: **\$9,368**
 Total Income/Annual: **\$112,416**
 Annual Net Operating Income: **\$60,043**
 Net Operating Income Year: **2024**
 Cap Rate: **7**

Real Estate Taxes: **\$18,144**
 Tax Year: **2021**
 Total Annual Expenses: **\$41,131**
 Expense Year: **2024**
 Expense Source: **Actual**
 Loss Factor: **10**

Broker Private Remarks:
 Internet Listing: **Yes**
 VOW AVM: **No**
 Listing Type: **Exclusive Right to Sell**
 Buyer Ag. Comp.: **2%-\$500 (G)**
 Information: **24-Hr Notice Required, Exceptions-Call List Office, List Broker Must Accompany, Highly Confidential**
 Showing Inst: **Call Don 847-404-8171**
 Broker: **Tri-County Comm'l R.E., Inc. (2573) / (847) 615-1200**
 List Broker: **Donald Glyman (17028) / (847) 615-1200 / don@tricityre.com**
 Colist Broker:

Remarks on Internet?: **Yes**
 VOW Comments/Reviews: **No**
 Address on Internet: **Yes**
 Other Compensation:
 Cont. to Show?:

Broker Owned/Interest: **No**
 Lock Box:
 Special Comp Info: **None**
 Call for Rent Roll Info:
 Expiration Date: **07/07/2024**

More Agent Contact Info:

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MLS #: 11926169 Prepared By: Donald Glyman | Tri-County Comm'l R.E., Inc. | 11/10/2023 11:29 AM