



**Retail/Stores**

Status: **ACTV**      MLS #: **09889669**      List Price: **\$0**  
 Area: **73**      List Date: **03/19/2018**      Orig List Price: **\$0**  
 Address: **210 W Washington St , Round Lake, IL 60073**      List Dt Rec: **03/20/2018**      Sold Price:  
 Directions: **Rollins and Cedar Lake S. Strip is located on corner of Washington and Cedar Lake Ave**  
 List. Mkt Time: **47**      Rented Price:  
 Closed Date:      Contract:      Lease Price SF/Y: **\$7.50**  
 Off Mkt Date:      Concessions:      Mthly. Rnt. Price: **\$7,500**  
 Township: **Avon**      Unincorporated:      CTGF:  
 Coordinates:      Subdivision:      County: **Lake**  
 Year Built: **0000**      PIN #: **(Map)**  
 Zoning Type: **Commercial**      Multiple PINs:  
 Actual Zoning: **C-2**      Min Rentbl. SF: **12000**  
 Subtype: **Strip Center**      Max Rentbl. SF: **12000**  
 Lot Dimensions:  
 Apx. Tot. Bldg SF:      # Stories: **1**  
 Land Sq Ft:      Gross Rentbl. Area:      # Units: **6**  
 Net Rentable Area:      # Tenants:      Lease Type: **Gross**  
    Estimated Cam/Sf: **\$0**      Est Tax per SF/Y: **\$0**

Remarks: **Commercial Lease Space Available! Located within strip mall with established businesses such as Dollar General and Round Lake Liquors. Huge 12,000 square foot unit with tons of possibilities. Previously used as a market with walk-in coolers, walk-in freezers, dock, public restroom, private office, kitchen with gas hookups, warehouse space and much more! It's a blank slate waiting for your ideas. Gross Rent includes taxes, CAM, Insurance.**

Approximate Age: <b>Older</b>	Construction: <b>Concrete Block</b>	Air Conditioning: <b>Central Air</b>
Type Ownership:	Exterior: <b>Brick</b>	Electricity: <b>Circuit Breakers, 101-200 Amps, 240V Power, 3 Phase</b>
Frontage Acc: <b>City Street</b>	Foundation: <b>Block</b>	Heat/Ventilation: <b>Forced Air, Gas</b>
Current Use:	Roof Structure:	Fire Protection: <b>Alarm On Site, Sprinklers-Wet</b>
Potential Use: <b>Commercial, Retail</b>	Roof Coverings:	Water Drainage:
Known Encumbrances:	Docks: <b>Exterior</b>	Utilities To Site:
Client Needs:	Misc. Outside: <b>Handicapped Access</b>	Tenant Pays: <b>Electric, Heat, Janitorial, Insurance, Repairs and Maintenance, Scavenger, Water/Sewer</b>
Client Will:	# Parking Spaces:	HERS Index Score:
Location:	Indoor Parking:	Green Disc:
Geographic Locale: <b>North Suburban</b>	Outdoor Parking: <b>Common Parking, Lighted</b>	Green Rating Source:
# Drive in Doors: <b>0</b>	Extra Storage Space Available:	Green Feats:
# Trailer Docks: <b>1</b>	Misc. Inside: <b>Private Restroom(s)</b>	Backup Info:
Ceiling Height: <b>10</b>	Floor Finish:	Sale Terms:
		Possession:

**Financial Information**

Gross Rental Income: <b>\$0</b>	Individual Spaces (Y/N):	Total Building (Y/N):
Annual Net Operating Income: <b>\$0</b>	Total Income/Month:	Total Income/Annual: <b>\$0</b>
Real Estate Taxes: <b>\$0</b>	Net Operating Income Year:	Cap Rate:
Tax Year: <b>2016</b>	Total Annual Expenses: <b>\$0</b>	Expense Year:
	Expense Source:	Loss Factor:

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MLS #: 09889669      Prepared By: Danielle Nielsen | RE/MAX Advantage Realty | 05/04/2018 01:22 PM



**Retail/Stores**

MLS #: **09889675** List Price: **\$0**  
 Status: **ACTV** List Date: **03/19/2018** Orig List Price: **\$0**  
 Area: **73** List Dt Rec: **03/20/2018** Sold Price:  
 Address: **208 W Washington St , Round Lake, IL 60073**  
 Directions: **Rollins and Cedar Lake south to corner of Washington and Cedar Lake**  
 List. Mkt Time: **47** Rented Price:  
 Closed Date: Contract:  
 Off Mkt Date: Concessions: Lease Price SF/Y: **\$16.50**  
 Township: Unincorporated: Mthly. Rnt. Price: **\$2,900**  
 Coordinates: Subdivision: CTGF:  
 Year Built: **0000** County: **Lake**  
 Zoning Type: **Commercial** PIN #: **(Map)**  
 Actual Zoning: **C-2** Multiple PINs:  
 Subtype: **Strip Center** Min Rentbl. SF: **2100**  
 Lot Dimensions: Max Rentbl. SF: **2100**  
 Apx. Tot. Bldg SF: # Stories: **1**  
 Land Sq Ft: Gross Rentbl. Area: # Units: **6**  
 Net Rentable Area: # Tenants: Lease Type: **Gross**  
 Estimated Cam/Sf: **\$0** Est Tax per SF/Y: **\$0**

Remarks: **Great end unit with lots of windows! Open space is awaiting your business ideas! Large parking lot. Established business such as Dollar General in strip mall. High traffic counts and visibility.**

Approximate Age: <b>Older</b>	Construction: <b>Concrete Block</b>	Air Conditioning: <b>None</b>
Type Ownership:	Exterior: <b>Brick</b>	Electricity: <b>Circuit Breakers, 101-200 Amps, 240V Power, 3 Phase</b>
Frontage Acc: <b>City Street</b>	Foundation: <b>Block</b>	Heat/Ventilation: <b>Forced Air, Gas</b>
Current Use:	Roof Structure:	Fire Protection: <b>Alarm On Site, Sprinklers-Wet</b>
Potential Use: <b>Commercial</b>	Roof Coverings:	Water Drainage:
Known Encumbrances:	Docks:	Utilities To Site:
Client Needs:	Misc. Outside: <b>Handicapped Access</b>	Tenant Pays: <b>Electric, Heat, Janitorial, Insurance, Scavenger, Water/Sewer</b>
Client Will:	# Parking Spaces:	HERS Index Score:
Location:	Indoor Parking:	Green Disc:
Geographic Locale: <b>North Suburban</b>	Outdoor Parking:	Green Rating Source:
# Drive in Doors: <b>0</b>	Extra Storage Space Available:	Green Feats:
# Trailer Docks: <b>0</b>	Misc. Inside: <b>Private Restroom(s)</b>	Backup Info:
Ceiling Height:	Floor Finish:	Sale Terms:
		Possession:

**Financial Information**

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Tax Year: <b>2016</b>	Total Annual Expenses: <b>\$0</b>	Expense Year:
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