

# OFFICE

Professional Building For Sale - 12,418 Sq. Ft.  
3915 W. Oglesby Avenue, Gurnee IL



Beautiful architectural designed building surrounded by nature. Great facility for medical practices, hospital groups and office users. Located in the heart of Gurnee's medical corridor. Minutes to hotels, banks, PACE bus routes, day care and restaurants.

**Available:** 12,418 Sq. Ft.

**Building Size:** 12,418 Sq. Ft.

**Description:** Masonry construction, extensive window line

**Year Built:** 2011

**Utilities:** Separately Metered

**Parking:** 4 per 1,000 Sq. Ft.

**Land Area:** 5.06 Acres

**Real Estate Taxes:** \$3.35 per Sq. Ft. (2019 Actual)

**Operating Expenses:** \$2.40 per Sq. Ft. (2020 Est.)

**Sale Price:** \$2,450,000 (\$197 per Sq. Ft.)

**Lease Price:** \$14.95 per Sq. Ft. Net

**Remarks:** Building owner will lease back its medical suite of 6,306 Sq. Ft.

Suite 102 (6,112 Sq. Ft.) for lease.



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 Prices subject to change and listing may be withdrawn without notice.



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**Commercial and Industrial Real Estate**

**Licensed in Illinois and Wisconsin**

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# FOR SALE

## PROFESSIONAL BUILDING 3915 W. Oglesby Avenue Gurnee, IL

<b>Available:</b>	12,418 Sq. Ft.
<b>Building Size:</b>	12,418 Sq. Ft.
<b>Description:</b>	Single story building. Masonry construction with extensive window line.
<b>Parking:</b>	4 per 1,000 Sq. Ft.
<b>Year Built:</b>	2011
<b>Utilities:</b>	Separately Metered
<b>Land Area:</b>	5.06 Acres
<b>Sale Price:</b>	\$2,450,000
<b>Lease Price:</b>	\$14.95 Per Sq. Ft Net
<b>Real Estate Taxes:</b>	\$3.35 per Sq. Ft. (2019 Actual)
<b>Operating Expenses:</b>	\$2.40 per Sq. Ft. (2020 Estimate)
<b>Remarks:</b>	Beautiful architectural designed building surrounded by nature. Great facility for medical practices, hospital groups and office users. Located in the heart of Gurnee's medical corridor. Minutes to hotels, banks, PACE bus routes, day care and restaurants. <b>Building owner will lease back its medical suite of 6,306 Sq. Ft. Suite 102 (6,112 Sq. Ft.) for lease.</b>

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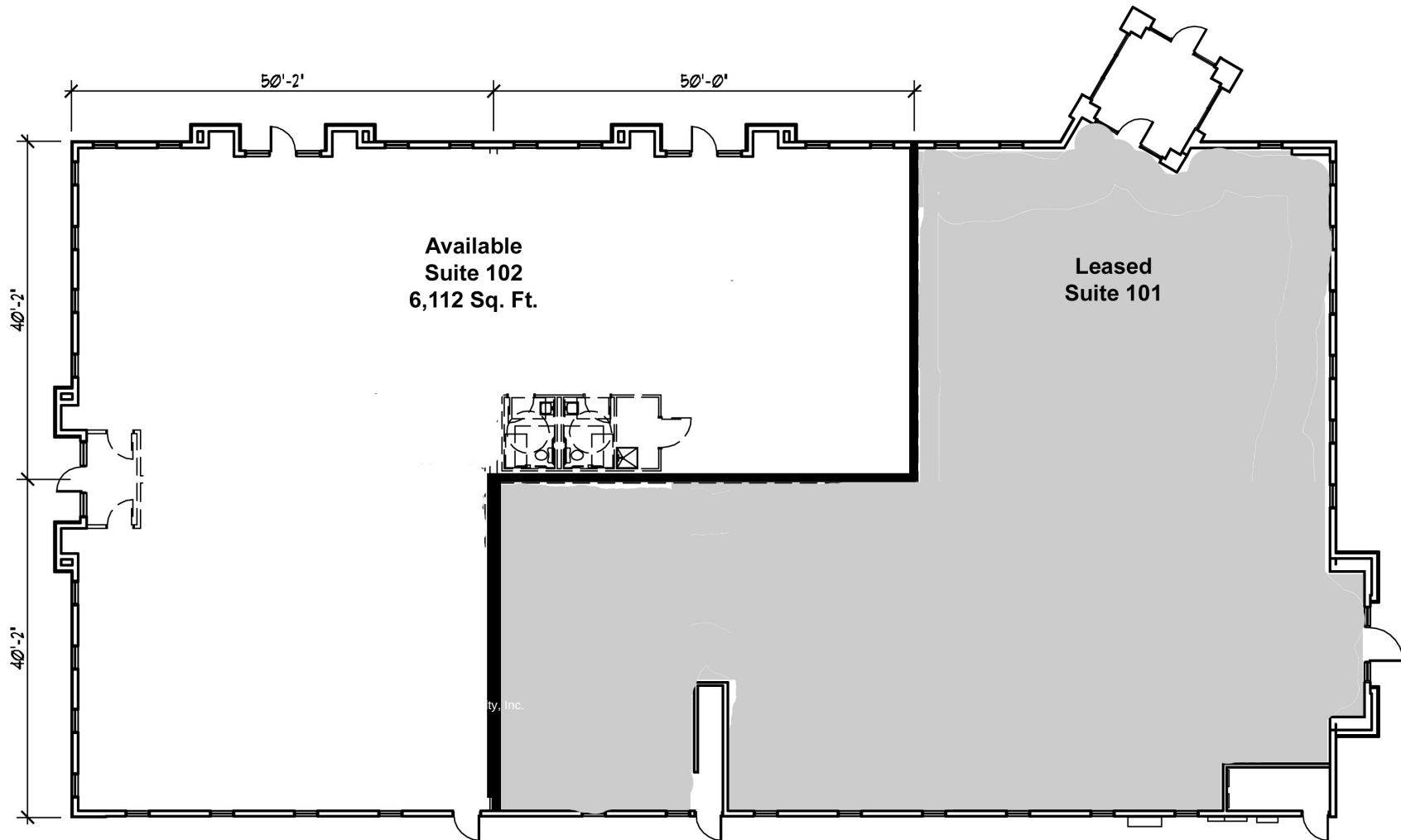


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# Floor Plan - 12,418 Sq. Ft

## 3915 W. Oglesby Avenue - Gurnee, Illinois



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