

COMMERCIAL

FOR SALE – 6,272 SQ. FT. COMMERCIAL BUILDING
6280 GRAND AVENUE GURNEE, ILLINOIS



- **Availability:** 6,272 Sq. Ft.
 - **Building Size:** 6,272 Sq. Ft. (Including lower level)
 - **Site Area:** .8344 Acres
 - **Description:** Masonry Construction
 - **Parking:** 20 parking spaces
 - **Year Built:** 1995
 - **Zoning:** C-6 Regional Commercial District
 - **Sale Price:** \$1,135,000
 - **Real Estate Taxes:** \$4.70 Per Sq. Ft. (2020 Actual)
 - **Operating Expenses:** \$3.00 Per Sq. Ft. (Estimate)
 - **Remarks:** Prime Gurnee Mills Outlot. Present use Automotive. Grand Avenue Signage. 42,200 vehicles per day per 2019 IDOT traffic counts. Fully sprinklered with security alarm system. Drive through facility with four garage doors. Many other building upgrades and features. Building can be retrofitted to accommodate a wide variety of retail and commercial uses. This property is also a prime redevelopment opportunity.
- SHOWN BY APPOINTMENT ONLY.**



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 Prices subject to change and listing may be withdrawn without notice.



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FOR SALE
COMMERCIAL BUILDING
6,272 Sq. Ft. Including Lower Level
6280 Grand Avenue Gurnee, Illinois

Available:	6,272 Sq. Ft.
Building Size:	6,272 Sq. Ft. (including lower level)
Description:	Masonry Construction
Parking:	20 Parking Spaces
Site Area:	.8344 Acres
Year Built:	1995
Zoning:	C-6 Regional Commercial District
Sale Price:	\$1,135,000
Taxes:	\$4.70 per Sq. Ft. (2020 Actual)
Operating Expenses:	\$3.00 per Sq. Ft.
Remarks:	Prime Gurnee Mills outlot, currently automotive use. Grand Avenue signage. 42,200 vehicles per day per 2019 IDOT traffic counts. Fully sprinklered with security alarm system. Drive through facility with four garage doors. Many other building upgrades and features. Building can be retrofitted to accommodate a wide variety of retail and commercial uses. This property is also a prime redevelopment opportunity. SHOWN BY APPOINTMENT ONLY.

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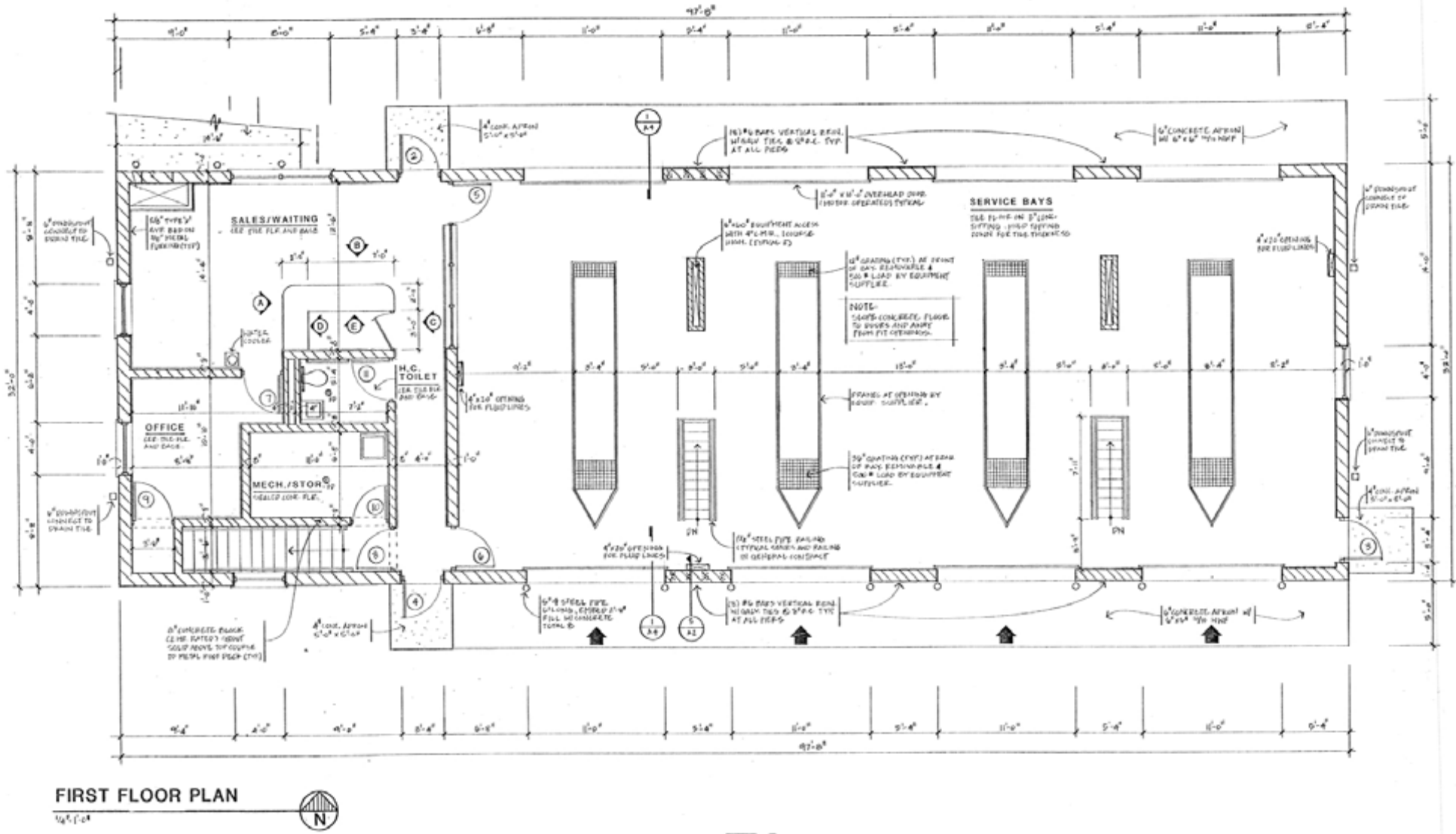
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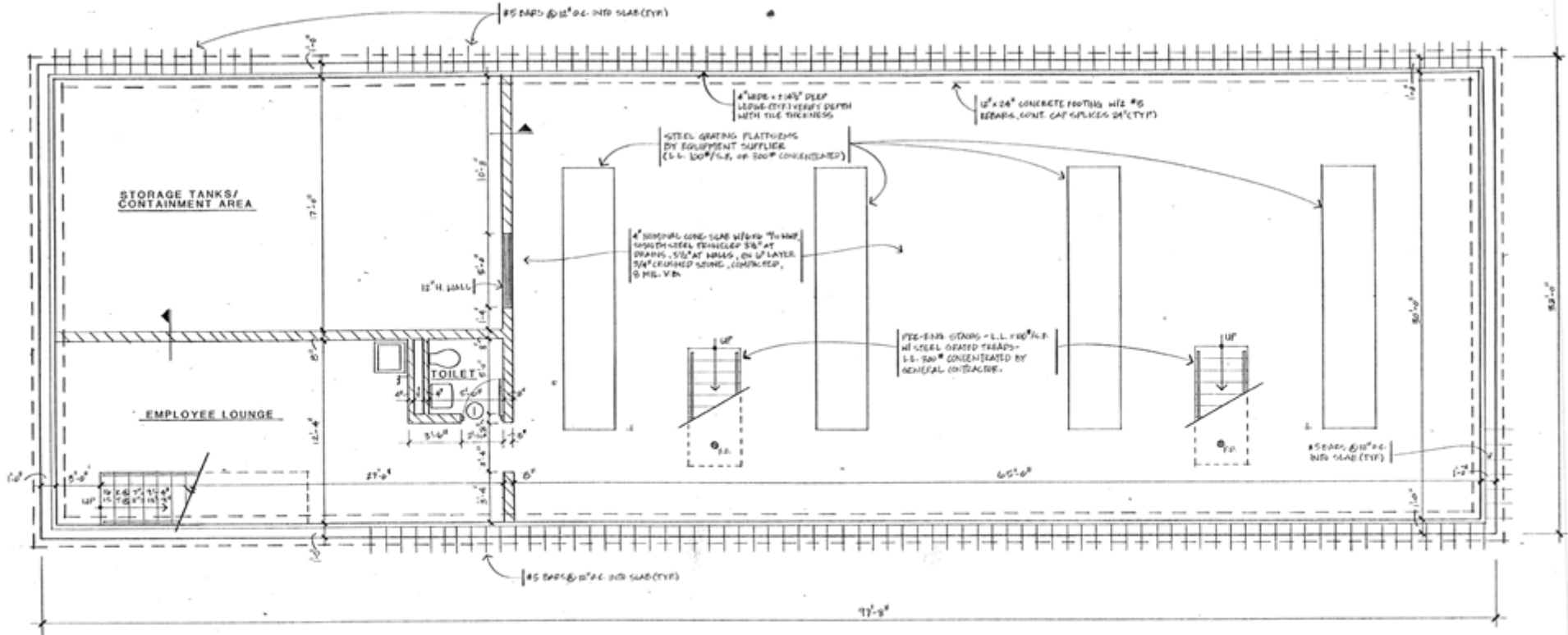
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BASEMENT AND FOUNDATION PLAN



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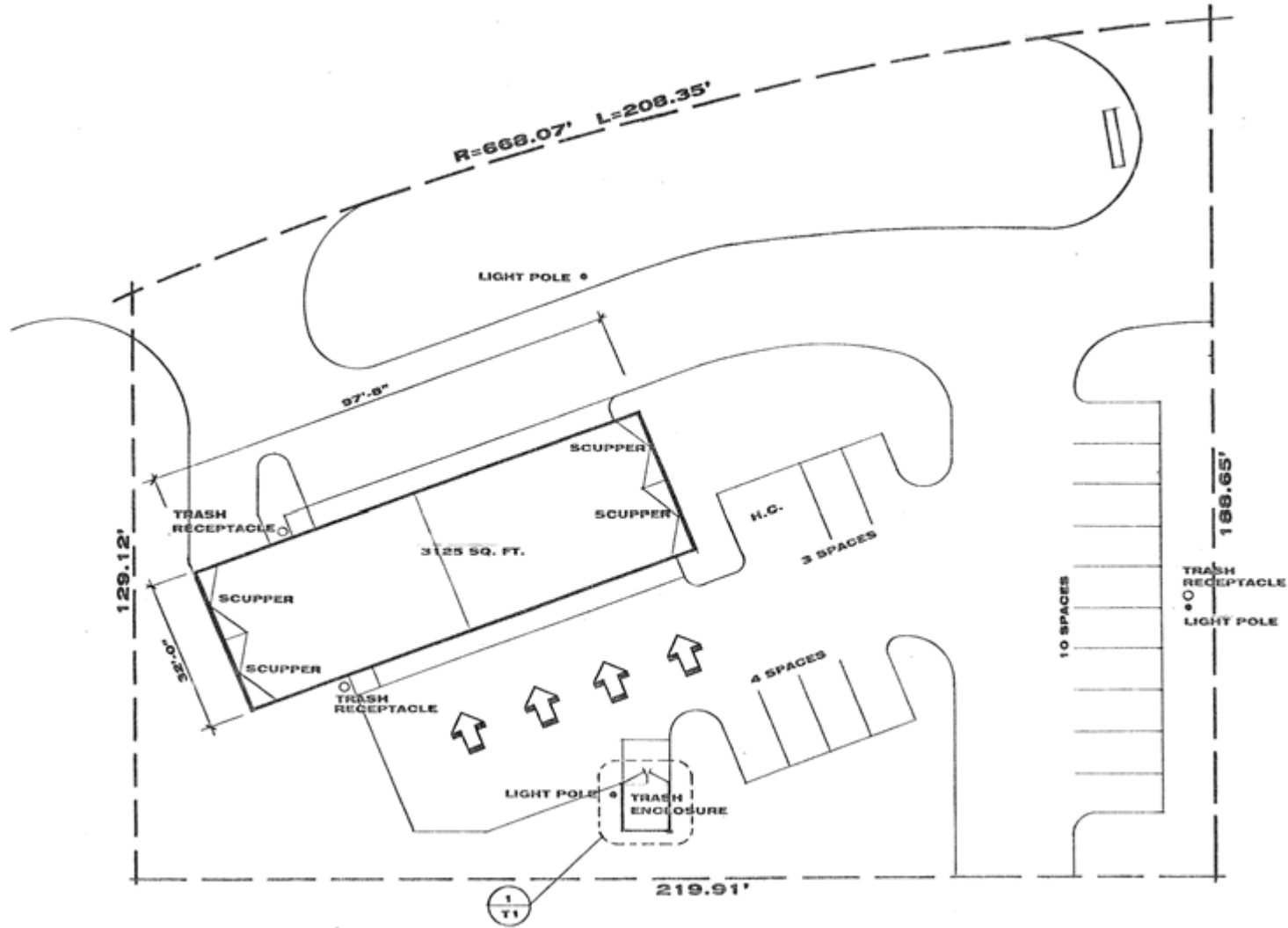


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PARCEL C-5 SITE PLAN
1" = 20'-0"

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