

INVESTMENT PROPERTY FOR SALE

MEDICAL & PROFESSIONAL BUILDING



4343 Old Grand Ave, Gurnee Illinois

MEDICAL & PROFESSIONAL BUILDING

- Fully Renovated 20,522 ft. Medical and Professional Building
- Small office and medical spaces ready for immediate occupancy.
- Common Area Renovation 2009. Originally Constructed in 1978.
- Ample tenant and visitor parking.
- Close to major hospitals and medical centers
- Perfect opportunity for owner/user or add value investor
- Elevator building
- Well located in heart of Gurnee with great exposure off of busy Grand Avenue
- Total Land Site is 151,453 ft.
- Zoning C/S-3 Residential business district
- Below Replacement Cost for New Construction.
- Brokers Protected.

There is an out parcel to North of building available for additional development
THIS IS A TREMENDOUS ADD VALUE OR OWNER/USER OPPORTUNITY.

For Sale at \$2,450,000

For Complete Information Contact

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www.chicagobroker.com

Agent Owned

The information contained herein was provided by sources deemed reliable and is subject to change or withdrawal at anytime without prior notice.

162 West Hubbard Street Chicago Illinois 60610
Tel & Fax: 312-893-0640 ChicagoBroker.com

Pro Forma Income and Expenses 4343 Old Grand Ave, Gurnee

VIKING PROFESSIONAL BUILDING

<u>Office USE</u>	<u>RSF</u>	<u>RENT/MO</u>	<u>ANNUAL RENT</u>
General Office	1156	\$ 1,550.00	\$ 18,600.00
Medical/Dental	1196	\$ 1,600.00	\$ 19,200.00
General Office	325	\$ 500.00	\$ 6,000.00
General Office	650	\$ 975.00	\$ 11,700.00
General Office	875	\$ 525.00	\$ 6,300.00
General Office	1100	\$ 1,433.25	\$ 17,199.00
General Office	475	\$ 831.00	\$ 9,972.00
General Office	340	\$ 475.00	\$ 5,700.00
Medical/Dental	1300	\$ 1,800.00	\$ 21,600.00
Medical/Dental	2500	\$ 2,750.00	\$ 33,000.00
General Office	700	\$ 925.00	\$ 11,100.00
Medical/Dental	1900	\$ 2,500.00	\$ 30,000.00
General Office	400	\$ 627.00	\$ 7,524.00
General Office	100	\$ 250.00	\$ 3,000.00
Medical/Dental	2200	\$ 2,800.00	\$ 33,600.00
General Office	530	\$ 800.00	\$ 9,600.00
Medical/Dental	2008	\$ 2,800.00	\$ 33,600.00
General Office	2000	\$ 2,500.00	\$ 30,000.00
General Office	700	\$ 750.00	\$ 9,000.00
		20,455	\$ 26,391.25
			\$ 316,695.00

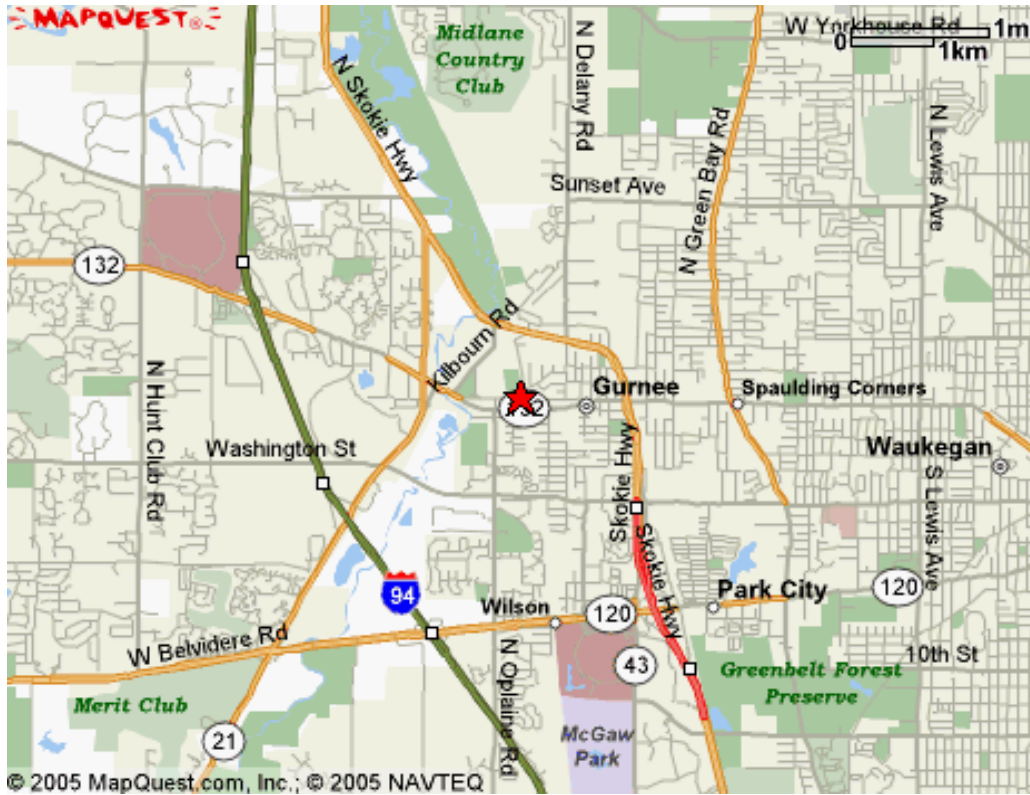
Expenses:

management	\$ 15,000.00
Accounting	\$ 2,400.00
Backflow testing	\$ 100.00
Cleaning	\$ 10,000.00
Cleaning Supplies	\$ 800.00
Elevator	\$ 2,020.00
Insurance	\$ 3,220.00
Landscaping	\$ 3,600.00
Maintenance	\$ 3,600.00
Pest Control	\$ 200.00
Snow Plowing	\$ 4,000.00
Real Estate Tax	\$ 32,461.00
Electric	\$ 12,900.00
Gas	\$ 9,100.00
Water	\$ 1,700.00
Scavenger	\$ 4,350.00
TOTAL	\$ 105,451.00

NET INCOME \$ 211,244.00

This pro forma assumes 100% occupancy at closing. In the event that all units are not rented, seller will master lease vacant units back for one yr from closing date or provide equivalent credit at closing.

Location Map



OUT PARCEL

There is an additional land parcel on the North side of the building along Old Grand Avenue. It is approximately 30,000 ft. Ownership has inquired with the village and it appears to be possible to build a new, free standing building of approximately 7,000 ft on that site. There has been interest from several retailers and medical office users in occupying a stand alone building on the site. The potential income from the new building is not included in the pro forma and represents an add value play for the investor.

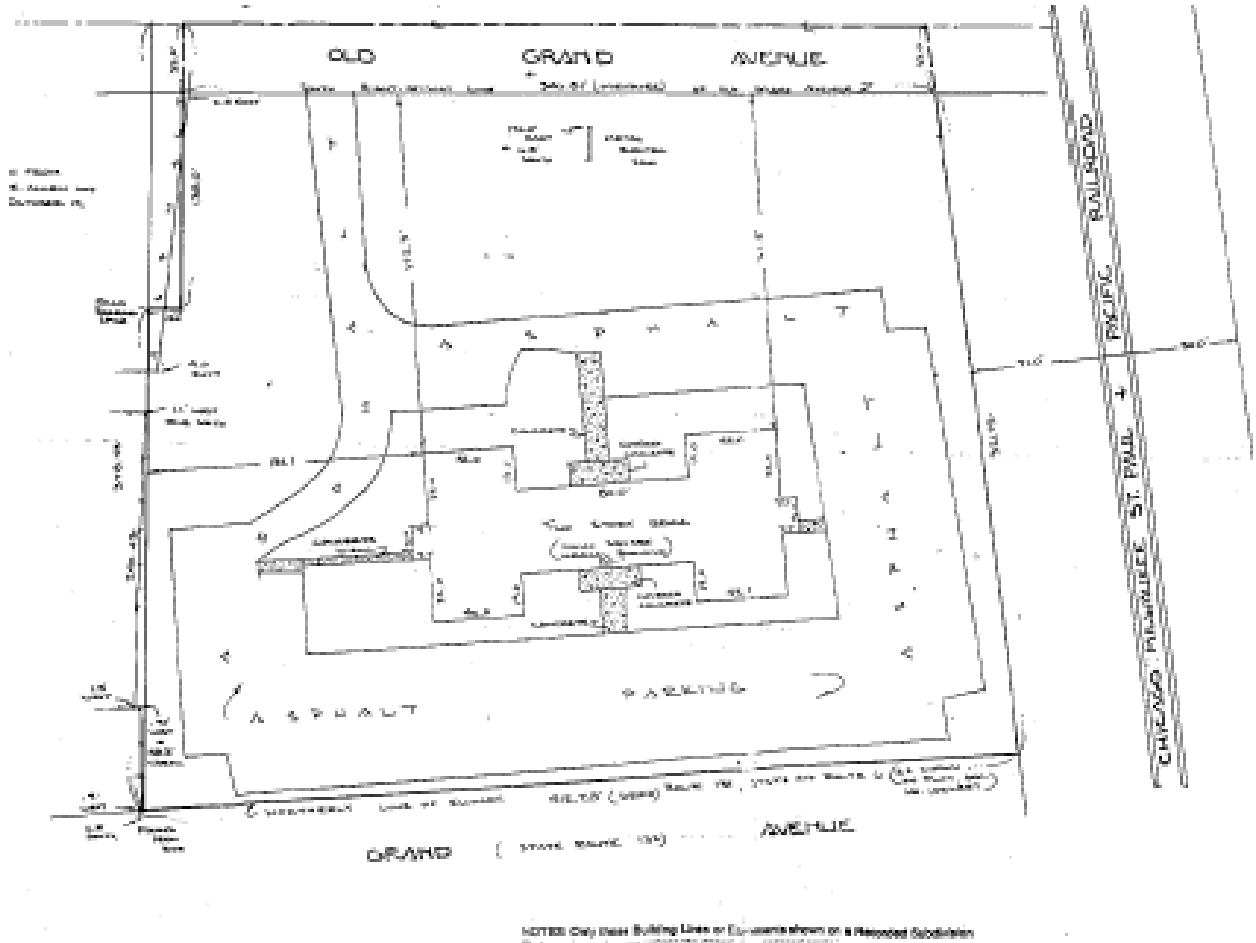
Property Photos



Common Areas



Survey



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Confidentiality Agreement

CONFIDENTIAL MATERIAL ("Material") has been prepared by ChicagoBroker.com Inc., exclusive representative, ("Broker") and will be made available to qualified parties interested in acquiring _____ ("Property"). This Material, which is solely for information purposes, does not purport to be all-inclusive relative to the information needed to make a purchase decision. No representation or warranty, express or implied, is made by _____ ("Owner") or Broker, their agents, employees or officers, with regard to the accuracy or completeness of the information contained in the Material.

By requesting to receive a copy of the Material, you agree that you will treat the Material, except for the information which is a matter of public record, in the strictest of confidence, and that you will not disclose or permit others to disclose the Material to any other person or entity, except for third party advisors retained by you in writing, to assist you in your evaluation, without prior written authorization of the Owner and Broker. Further, you agree not to contact our tenants directly or use the Material in a manner detrimental to the interests of the Owner and you agree to direct all questions to the Broker and not to contact the tenants or tour the Property without being accompanied by a representative of Broker.

The Owner expressly reserves the right, at its sole discretion, to reject any expression of interest or offers and to terminate discussions with any party at any time with or without notice. If you do not wish to pursue negotiations to acquire the Property or negotiations are discontinued by either party, you agree to return the Material to the Broker.

You acknowledge that you are acting as a principal. Finders or brokers shall not be entitled to any fee, commissions or other compensation from Owner or Broker related to the sale of the property unless a written commission agreement has been entered into between the Broker and the broker. The terms of this agreement will apply to you and any related entities.

Agreed to and acknowledged on this _____ day of _____, 2009.

By: _____

Company: _____

Address: _____

Phone: _____

Fax: _____

Email Address: _____

Please sign and return via fax to:

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