

INVESTMENT PROPERTY FOR SALE

Mixed Use Office & Retail Building



228 N. Genesee, Waukegan Il.

RETAIL & OFFICE BUILDING

- Retail and Office Space available in approx 10,700 SF building.
- Small office and retail spaces ready for immediate occupancy.
- Common Area Renovation 2004.
- Small parking lot included.
- Close to courts, county buildings, new theatre, residential and retail developments
- Perfect opportunity for owner/user or add value investor
- Well located in heart of Waukegan with great exposure off of busy Grand Avenue
- Below Replacement Cost for New Construction.
- Seller willing to master lease any vacant units for 1 yr from closing date.
- 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 \$675,000

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.

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Confidentiality Agreement

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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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