

# OFFICE

**FOR SALE - OFFICE CONDO 1,337 SQ. FT.  
163 N. GREENLEAF STREET GURNEE, ILLINOIS**



Enjoy the benefits of ownership versus leasing! Prime location just west of Route 41 & Washington Street interchange. Floor plan is adaptable to a wide variety of uses.

## Building Features

- Approximately: 1,337 Sq. Ft. – Two Level Unit
- Building Size: Approx. 3,500 Sq. Ft.
- Construction: Cedar On Wood Frame
- Year Built: 2007-2008
- Parking: Ample
- Build Out: Existing Unit
- Sale Price: ~~\$259,000~~ REDUCED PRICE  
\$249,900 (\$187 per Sq. Ft.)
- Lease: Not For Lease
- Real Estate Taxes: \$3.88/SF (2016 Actual)
- Operating Expenses: \$114/Month (2018 Budget)



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 Prices subject to change and listing may be withdrawn without notice.

**TRI STATE REALTY**  
**TSR**

## CONTACT

**Robert Elbrecht**

**Tri-State Realty 847.360.1375**

Commercial and Industrial Real Estate • Licensed in Illinois and Wisconsin

Tri-State Realty, Inc. P.O. Box 502. Gurnee, Illinois 60031  
(847) 360.1375 • Fax 847.360.9667 • sales@tristaterealty.com • www.tristaterealty.com

**FOR SALE  
OFFICE CONDO UNIT**

**163 N. Greenleaf Street  
Gurnee, Illinois**

|                            |  |
|----------------------------|--|
| <b>Available:</b>          | 1,337 Sq. Ft. (Two level unit)   |
| <b>Building Size:</b>      | Approximately 3,500 Sq. Ft. (Two unit building)  |
| <b>Description:</b>        | Cedar on wood frame  |
| <b>Parking:</b>            | Approximately 5 spaces   |
| <b>Year Built:</b>         | 2008   |
| <b>Utilities:</b>          | Separately metered   |
| <b>Build Out:</b>          | Existing Unit  |
| <b>Lease Price:</b>        | Not For Lease  |
| <b>Sale Price:</b>         | \$249,900 (\$187 per Sq. Ft.)  |
| <b>Taxes:</b>              | \$3.88/SF (2016 Actual)  |
| <b>Operating Expenses:</b> | \$114 per month (2018 Budget)  |
| <b>Remarks:</b>            | Enjoy the benefits of ownership versus leasing! Prime location just west of Route 41 & Washington Street interchange. Floor plan is adaptable to a wide variety of uses. |

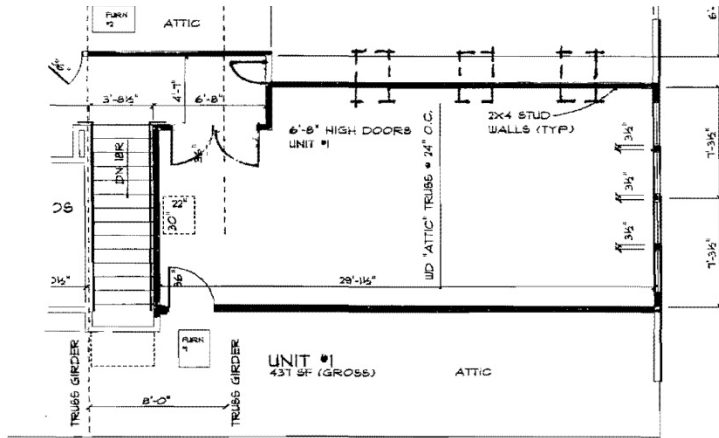
Above information is subject to verification and no liability for errors or omissions is assumed. Prices and availability subject to change and listing may be withdrawn without notice.



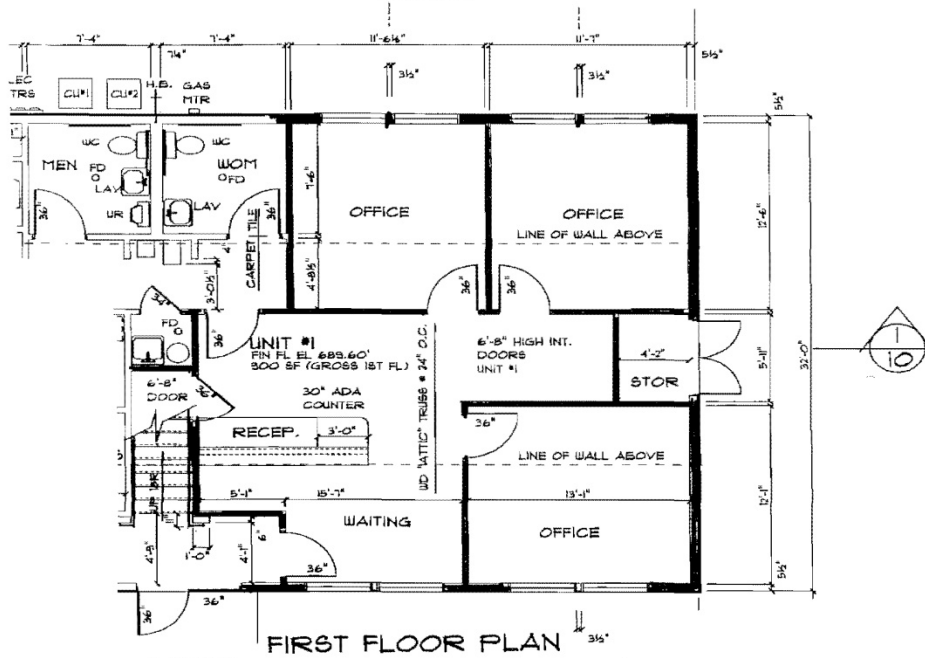
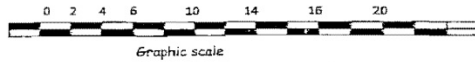
**Contact: Robert Elbrecht**  
**847.360.1375 re@tristaterealty.com**

Commercial and Industrial Real Estate • Licensed in Illinois and Wisconsin

**FOR SALE – 1,337 Sq. Ft.  
163 North Greenleaf, Gurnee, IL**



**SECOND FLOOR PLAN**



**FIRST FLOOR PLAN**

Above information is subject to verification and no liability for errors or omissions is assumed. Prices and availability subject to change and listing may be withdrawn without notice.



**Contact: Robert Elbrecht**  
**847.360.1375 re@tristaterealty.com**

Commercial and Industrial Real Estate • Licensed in Illinois and Wisconsin