

# 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: ~~\$269,900~~ REDUCED PRICE  
\$259,000 (\$193 per Sq. Ft.)
- Lease: Not For Lease
- Real Estate Taxes: \$3.88/SF (2016 Actual)
- Operating Expenses: \$110/Month (2016 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 Prices subject to change and listing may be withdrawn without notice.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**

**Available:** 1,337 Sq. Ft. (Two level unit)

**Building Size:** Approximately 3,500 Sq. Ft. (Two unit building)

**Description:** Cedar on wood frame

**Parking:** Approximately 5 spaces

**Year Built:** 2008

**Utilities:** Separately metered

**Build Out:** Existing Unit

**Lease Price:** Not For Lease

**Sale Price:** \$259,000 (PRICE REDUCTION) (\$193/ Sq. Ft.)

**Taxes:** \$3.88/SF (2016 Actual)

**Operating Expenses:** \$110 per month (2016 Budget)

**Remarks:** 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.

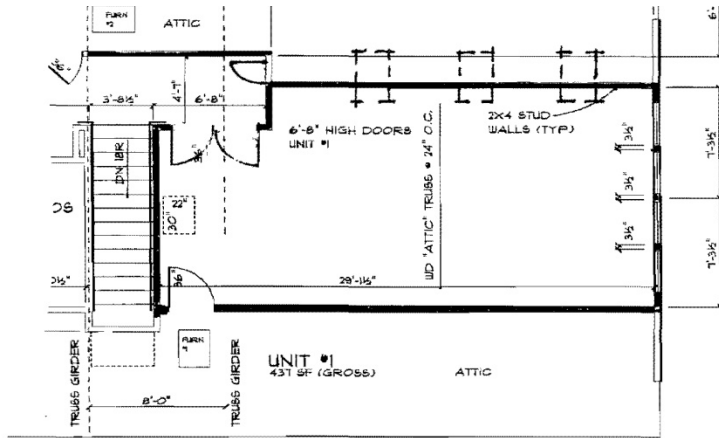
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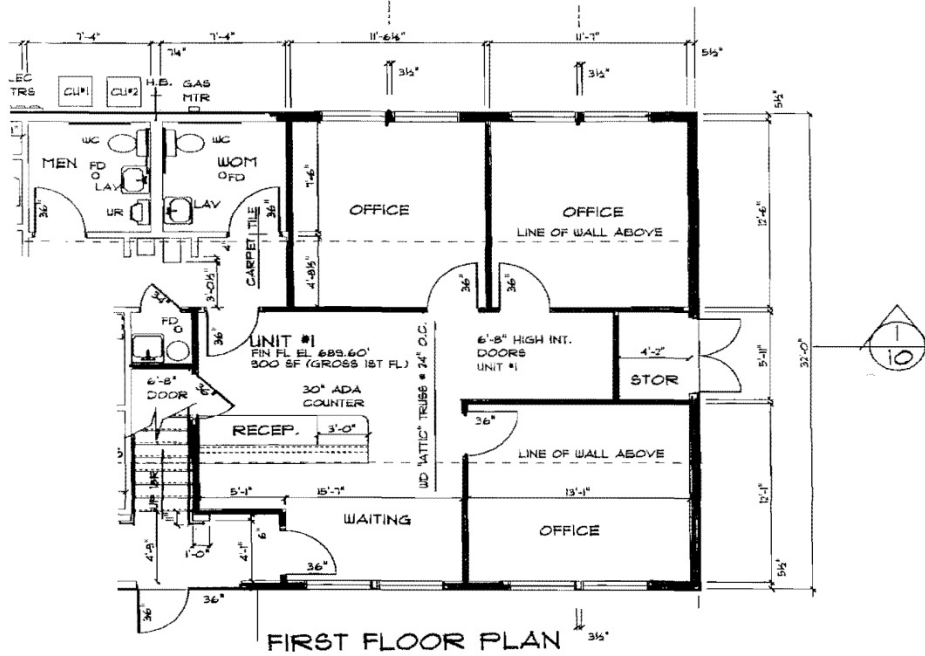
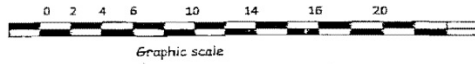
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**FOR SALE – 1,337 Sq. Ft.  
163 North Greenleaf, Gurnee, IL**



**SECOND FLOOR PLAN**



**FIRST FLOOR PLAN**

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