

417 W. Washington Ave., Lake Bluff, IL

**\$ 899,000**



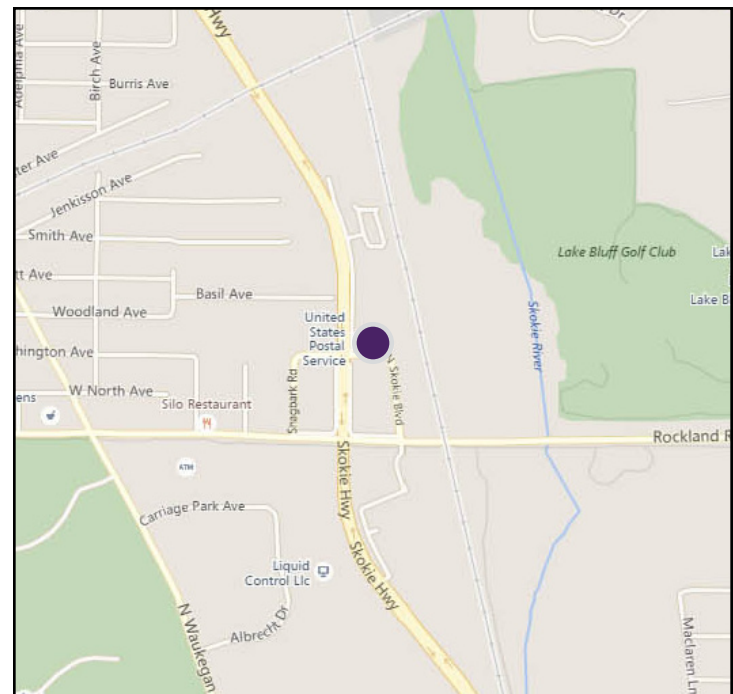
## BANK ORDERS SALE Property Highlights

- 13,039 SF industrial flex building
- Divided into four units
  - 550 SF retail space leased to Benjamin Moore Thybony Paint
  - 12,489 SF of warehouse space divided into three units
- Loading: 6 drive-in doors
- Ceiling Height: 18'
- Fully sprinklered building
- Large fenced area for storage or potential future expansion
- Land Area: 54,450 SF
- Zoning: L-1, light industry
- Taxes (2015): \$20,749

## Property Overview

Just off Skokie Hwy., this 13,039 square foot multi-tenant flex industrial building was previously used as a garage and auto-repair. The four unit building is fully sprinklered with 18' ceilings and six drive-in doors. A 550 square foot space is leased to Benjamin Moore Thybony Paint with a total of 12,489 square feet of warehouse space available. Each of the available units includes a small office area. The property is on a large site with ample room for fenced outdoor storage or future expansion.

Washington is a well traveled street with access for Route 176 from Skokie Hwy. With proximity to Skokie Hwy., this is a great location for businesses serving the North Shore.



DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
Population	4,228	35,164	101,636
Growth 2015-2020	0.26%	0.30%	(0.06%)
Households	1,572	10,199	31,187
Average Income	\$91,951	\$82,523	\$73,973



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## Rent Roll

Tenant	SF	Monthly Rent	Annual Rent	Monthly CAM/Tax	Comments
Benjamin Moore Thybony	550	\$1,600	\$19,200	\$160	Annual lease
Available	10,039	\$5,856	\$70,273	\$2,091	Former garage
Available	2,450	\$1,429	\$17,150	\$510	Former warehouse
<b>Total</b>	<b>13,039</b>	<b>\$8,885</b>	<b>\$106,623</b>	<b>\$2,762</b>	

\* Assumes \$7.00/SF NNN of rent and \$2.50/SF of CAM and taxes





**MILLENNIUM**  
PROPERTIES R/E

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**Susan B. Silver**  
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