

# **FOR LEASE**

## **PROMINENT DOWNTOWN LIBERTYVILLE RETAIL**

### **518 N. Milwaukee, Libertyville**

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**SIZE:** 821 square feet

**RATE:** \$25 PSF

[Monthly \$1,710.41 plus BOE of \$536.65 for total monthly rent \$2,247.06]

Open unit with original maple floors (refinished), and one handicap-accessible washroom. Two store entrances, one from front and one off the walkway on the side.

There is a locked storage space for the store in the basement which is included in the rent. This space is not figured in the 821 square feet on the main floor.

Parking in rear of building.



The building operations expense (BOE) charge for water, insurance, real estate taxes, and general operations, for 2019 this is \$7.84 per square foot. BOE readjusts yearly on February 1<sup>st</sup>.

Water and hot water are included in the BOE as is some preventive maintenance of the HVAC system. Gas and electric are separately metered to each store and to each of the apartments on the second floor. Store owners are responsible for maintenance of the HVAC system and the building owners are responsible for replacement. The furnace is located in the store and the air conditioning condenser is located on the roof.

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