

For Sale Properties_Libertyville, IL_March 2020

1 1850 N US 45 Industrial Portfolio

Industrial Portfolio Portfolio of 2 Industrial properties in Libertyville, IL, having total size of 334,130 SF, and for sale

Sale Price:	For Sale	RBA:	334,130 SF
Price/SF:	-	Days On Market:	315
Cap Rate:	-	Sale Status:	Active
Sale Conditions:	Build to Suit		
Sale Type:	Investment Or Owner User		

Sales Contacts: **Newmark Knight Frank / Sergio Chapa (773) 957-1436 / Mike Prost (773) 957-1430**

Portfolio Properties: **1850 N US 45 (also for sale individually)**
1850 N US 45 (also for sale individually)

Investment Notes:

Complex totaling 334,130 square feet of industrial space with flexible layouts and building plans.
 Building size 334,130 SF (divisible)
 Ceiling height 32'
 Car parking 210
 Loading Drive in doors: 4
 Exterior docks: 75
 Bay size: 49'0" x 53'4" / 49' x 60' speed bay



2 Forum Square

Office Portfolio Portfolio of 4 Office properties in Libertyville, IL, having total size of 57,074 SF, and for sale

Sale Price:	For Sale	RBA:	57,074 SF
Price/SF:	-	Days On Market:	12
Cap Rate:	-	Sale Status:	Active
Sale Conditions:	-		
Sale Type:	Investment Or Owner User		

Sales Contacts: **Equity Next Inc. / Daniel Pinchasov (561) 900-7000**

Portfolio Properties: **1117 S Milwaukee Ave (not for sale individually)**
1117 S Milwaukee Ave (not for sale individually)
1117 S Milwaukee Ave (not for sale individually)
1117 S Milwaukee Ave (not for sale individually)

Investment Notes:

For portfolio or individual sale



3 232 4th St

Libertyville, IL 60048

Sale Price:	For Sale	Center Size:	2,745 SF
Price/SF:	-	% Leased:	100.0%
Cap Rate:	-	Land Area:	0.54 AC
Center Type:	Retail	Year Built:	1991
Sale Status:	Active	Zoning:	O-1
Days on Market:	142	Stories:	1
Sale Conditions:	-		
Sale Type:	Investment Or Owner User		

Sales Contacts: **CBRE / Peter J. Graham (312) 861-7851**



For Sale Properties_Libertyville, IL_March 2020

4 1232-1280 American Way - American Way Corporate Center

Libertyville, IL 60048
American Way Corporate Center

Sale Price: **\$3,950,000** RBA: **22,855 SF**
 Price/SF: **\$172.83** % Leased: **100.0%**
 Cap Rate: **8.14%** Land Area: **3.76 AC**

Building Type: **Class B Office** Year Built: **2005**
 Sale Status: **Under Contract** Typ Floor Size: **11,427 SF**
 Days on Market: **960** Stories: **2**
 Sale Conditions: **Lease Option**
 Sale Type: **Investment**



Sales Contacts: **SVN I Chicago Commercial / Albert M. Lindeman (312) 756-7352 / Nathalie Fisher (312) 414-0602**

Investment Notes:

Great Investor or Owner User Opportunity

5 1512 Artaius Pky - DS&T Building

Libertyville, IL 60048
DS&T Building

Sale Price: **\$2,195,000** RBA: **18,712 SF**
 Price/SF: **\$117.30** % Leased: **100.0%**
 Cap Rate: **6.30%** Land Area: **2.11 AC**

Building Type: **Class B Office** Year Built: **1985**
 Sale Status: **Active** Typ Floor Size: **4,827 SF**
 Days on Market: **195** Stories: **3**
 Sale Conditions: **-**
 Sale Type: **Investment**



Sales Contacts: **Tri-County Commercial Real Estate / Don Glyman (847) 615-1200**

6 125 W Church St - St. Lawrence Episcopal Church

Libertyville, IL 60048
St. Lawrence Episcopal Church

Sale Price: **\$3,300,000** GBA: **22,865 SF**
 Price/SF: **\$144.33** RBA: **22,865 SF**
 Cap Rate: **-** Land Area: **0.58 AC**

Building Type: **Religious Facility** Year Built: **1908**
 Sale Status: **Active** Typ Floor Size: **22,865 SF**
 Days on Market: **233**
 Sale Conditions: **-**
 Sale Type: **Owner User**



Sales Contacts: **BREIS Barrington RE Investment Services LLC / David Smith (847) 847-7202 X1 / Joshua Smith (847) 847-7202 X2**

Investment Notes:

FEE-SIMPLE SALE - Although the St. Lawrence Episcopal Church has a large congregation and is actively utilizing the church property, the congregation and their select committee have committed to selling the property. They are willing to vacate the property the day of closing based on a sixty-day notice from the buyer's earnest money deposit going at risk.

PARTIAL SALE - The seller is open to considering selling a portion of the property. This could possibly be accomplished by creating two condominiums or by creating a shared ownership.

LEASE - The seller is willing to consider sharing the use of the property with another church or other use deemed complimentary to a church. The seller's peak time needs for the property ideally are Sunday morning and Wednesday evenings.

For Sale Properties_Libertyville, IL_March 2020

7 2601 Commerce Dr

Libertyville, IL 60048

Sale Price: **\$700,000** Parcel Size (AC): **4.57 AC**
 Price/AC: **\$153,172.87** Parcel Size (SF): **199,069 SF**

Property Type: **Commercial** Zoning: **O2**
 Sale Status: **Active** Proposed Use: **Industrial, Office**
 Days on Market: **799**

Sale Conditions: -

Sales Contacts: **Chris Tsolinas / Chris Tsolinas (847) 366-1204**



Investment Notes:

4.569 AC available for sale at \$4.00/SF.

Great property for office and industrial users.

All utilities are to the site, corner lot

For sale subject to offer.

8 712 Florsheim Dr, Unit 11

Libertyville, IL 60048

Condo Sale Price: **\$310,000** Sale Status: **Active**
 Unit SF: **1,724 SF** Days On Market: **295**
 Price/SF: **\$179.81** Floor #: **1**
 Cap Rate: - Unit #: **11**
 Sale Conditions: -
 Sale Type: **Investment Or Owner User**

Building Type: **Office** Year Built: **1999**
 RBA: **14,000 SF** Typ Floor Size: **14,000 SF**
 % Leased: **75.4%** Stories: **1**
 Land Area: -

Sales Contacts: **JC Forney Realty Inc / Kenneth Eichelberger (847) 362-2000 X18**



Investment Notes:

* \$5,000 Bonus to the Procuring Broker at Closing.
 Seller will hold paper.
 Centrally located near post office, professional offices, residential, and shopping.

9 732 Florsheim Dr, Unit 11

Libertyville, IL 60048

Condo Sale Price: **\$240,000** Sale Status: **Active**
 Unit SF: **1,430 SF** Days On Market: **1**
 Price/SF: **\$167.83** Floor #: **1**
 Cap Rate: - Unit #: **11**
 Sale Conditions: -
 Sale Type: **Investment**

Building Type: **Medical** Year Built: **1997**
 RBA: **6,250 SF** Typ Floor Size: **6,250 SF**
 % Leased: **100.0%** Stories: **1**
 Land Area: -

Sales Contacts: **JC Forney Realty Inc / Kenneth Eichelberger (847) 362-2000 X18**



Investment Notes:

CENTRALLY LOCATED NEAR POST OFFICE, RESIDENTIAL AREA, OFFICES & SHOPPING.

For Sale Properties_Libertyville, IL_March 2020

10 740 Florsheim Dr - Florsheim Professional Center, Unit 134

Libertyville, IL 60048
Florsheim Professional
Center

Condo Sale Price: **\$420,000** Sale Status: **Active**
 Unit SF: **2,322 SF** Days On Market: **121**
 Price/SF: **\$180.88** Floor #: **1**
 Cap Rate: - Unit #: **134**
 Sale Conditions: -
 Sale Type: **Investment Or Owner User**



Building Type: **Medical** Year Built: **1999**
 RBA: **12,424 SF** Typ Floor Size: **12,424 SF**
 % Leased: **62.6%** Stories: **1**
 Land Area: -

Sales Contacts: **Insite Commercial Realty / Robert Edelstein (312) 203-3199**

Investment Notes:

PRICE REDUCED

Multiple Large Private Offices with nature views (see attached floor plan). It had a conference room with amenities, including custom built-in refrigerator and cabinetry, a break room with kitchen, fully functional basement (approx. 600+sf additional) with HVAC, lighting, telecom. It offers bonus usable space and has abundant parking immediately in front of office building excellent location - pleasant & tranquil work place yet close to transportation, shopping, and several residential options.

11 1332-1498 Franklin Blvd

Libertyville, IL 60048

Sale Price: **\$375,000** Parcel Size (AC): **4.08 AC**
 Price/AC: **\$91,911.76** Parcel Size (SF): **177,725 SF**
 Property Type: **Commercial** Zoning: **O2**
 Sale Status: **Active** Proposed Use: **Industrial, Office**
 Days on Market: **799**
 Sale Conditions: -



Sales Contacts: **Chris Tsolinas / Chris Tsolinas (847) 366-1204**

Investment Notes:

4.08 AC lot available for \$2.50/SF
 All utilities are to site.
 Great for office or industrial use.

For Sale Properties_Libertyville, IL_March 2020

12 151 W Golf Rd

Libertyville, IL 60048

Sale Price: **\$1,150,000**
 Price/SF: **\$122.59**
 Cap Rate: -

RBA: **9,381 SF**
 % Leased: **0.0%**
 Land Area: **1.08 AC**

Building Type: **Class B Office**
 Sale Status: **Active**
 Days on Market: **142**
 Sale Conditions: -
 Sale Type: **Owner User**

Year Built: **2001**
 Typ Floor Size: **9,381 SF**
 Stories: **1**



Sales Contacts: **Re/Max Showcase / Jeff Bell (847) 596-6100**

Investment Notes:

An exceptional modern medical building in a great location near Advocate Condell Medical Center in Libertyville. Priced at only a fraction of replacement cost. Porte Cochere entry, vaulted ceilings, beautiful lobby and reception area and elevator to partial basement with mechanical systems and employee lounge area. Currently partially rented to a medical urology group on a short term lease, but they are willing to stay and sign a long term lease if desired.

Price reduced from \$1,400,000
 Assessor Fair Market Value: \$1,640,000
 Insurance Valuation: \$1,633,000
 Replacement cost is over \$2,000,000

13 1807 Industrial Dr

Libertyville, IL 60048

Sale Price: **\$1,495,000**
 Price/SF: **\$60.89**
 Cap Rate: **9.40%**

RBA: **24,554 SF**
 % Leased: **100.0%**
 Land Area: **1.23 AC**

Building Type: **Warehouse**
 Sale Status: **Active**
 Days on Market: **533**
 Zoning: **I-1**
 Sale Conditions: -
 Sale Type: **Investment**

Year Built: **1985**
 Ceiling Height: **14'0"-16'0"**
 Drive Ins: **1 tot./14'0" w x 12'0" h**
 Loading Docks: **1 int (bldg. total)**



Sales Contacts: **Keller Williams North Shore West / Daniel Winkowski (847) 445-7325**

Investment Notes:

100% leased out, great investment! This property generate \$140,500 annual rent, taxes are \$22,500 and expenses are \$3000 per year.

14 1943 Industrial Dr

Libertyville, IL 60048

Sale Price: **\$4,735,000**
 Price/SF: **\$86.09**
 Cap Rate: -

RBA: **55,000 SF**
 % Leased: **100.0%**
 Land Area: **1.85 AC**

Building Type: **Warehouse**
 Sale Status: **Active**
 Days on Market: **279**
 Zoning: **industrial**
 Sale Conditions: **Sale Leaseback**
 Sale Type: **Owner User**

Year Built: **2005**
 Ceiling Height: **26'0"**
 Drive Ins: **2 tot./16'0" w x 16'0" h**
 Loading Docks: **6 ext (bldg. total)**



Sales Contacts: **Kakenmaster & Associates Inc / Peter Kakenmaster (847) 367-0888 X2125 / Kylie Gehrke (847) 367-0888**

Investment Notes:

Excellent commercial property opportunity in Libertyville. Owner willing to lease back for up to 3 years.



For Sale Properties_Libertyville, IL_March 2020

15 2001 W Kelley Ct - Northwind Business Center

Libertyville, IL 60048
Northwind Business Center

Sale Price: **For Sale**
Price/SF: -
Cap Rate: -

RBA: **46,612 SF**
% Leased: **100.0%**
Land Area: **2.80 AC**

Building Type: **Warehouse**
Sale Status: **Active**
Days on Market: **175**
Zoning: **O2,**
Sale Conditions: **Libertyville**
Sale Type: **Investment Or Owner User**

Year Built: **2001**
Ceiling Height: **22'0"**
Drive Ins: **2 tot./14'0"w x 16'0"h**
Loading Docks: **2 int (bldg. total)**



Sales Contacts: **NAI Hiffman / Jeffrey C. Fischer (630) 317-0726 / Brandon Waters (630) 693-0673**

16 1980 W Kelly Ct - I-2 Zoned Acreage

Libertyville, IL 60048
I-2 Zoned Acreage

Sale Price: **\$970,000**
Price/AC: **\$260,752.69**

Parcel Size (AC): **3.72 AC**
Parcel Size (SF): **162,043 SF**

Property Type: **Industrial**
Sale Status: **Active**
Days on Market: **903**
Sale Conditions: -

Zoning: **O-2, Libertyville**
Proposed Use: **Hold for Development**



Sales Contacts: **Van Vlissingen & Company / Nicholas D. Panarese (847) 634-2300**

Investment Notes:

Highlights

- * 1980 Kelley Court, Libertyville (3.72 Acres Site)
- * For Sale: \$6.50 Per Sq. Ft.
- * Lower Lake County Taxes
- * Located in Northwind Business Center
- * Zoning for Industrial / Office
- * Tax Pin 11-07-303-001

17 Maple Ave @ Stewart Avenue - High density residential redevelopment site

Libertyville, IL 60048
High density residential
redevelopment site

Sale Price: **\$1,599,000**
Price/AC: **\$1,269,047.62**

Parcel Size (AC): **1.26 AC**
Parcel Size (SF): **54,886 SF**

Property Type: **Residential**
Sale Status: **Active**
Days on Market: **350**
Sale Conditions: -

Zoning: **R8**
Proposed Use: **MultiFamily**



Sales Contacts: **Re/Max Showcase / Jeff Bell (847) 596-6100**

Investment Notes:

Great site in the downtown area walking distance to restaurants, shopping, library and train.

For Sale Properties_Libertyville, IL_March 2020

18 601-605 N Milwaukee Ave

Libertyville, IL 60048

Sale Price: **\$2,295,000** Center Size: **7,100 SF**
 Price/SF: **\$323.24** % Leased: **100.0%**
 Cap Rate: **6.96%** Land Area: **0.25 AC**
 Center Type: **Storefront Retail/Residential**

Sale Status: **Active** Year Built: **1940**
 Days on Market: **152** Zoning: **C1**
 Sale Conditions: **Bulk/Portfolio Sale**
 Sale Type: **Investment**

Sales Contacts: **Lovinger Real Estate / Jeffrey Lovinger (847) 682-0499**



Investment Notes:

Great multi tenant investment in Libertyville. The building is located in the heart of award winning Mainstreet Libertyville. It houses 2 of Libertyville's hottest restaurants plus 3 1 bedroom apartments. The building went thru a complete rehab in 1998 including all new HVAC, Electric services, Water service including 100% sprinklered, Fire alarm system, Roof is 7 years old. Brickwork was tuck pointed last year. Apartments each have W/D, stove, refrigerator, microwave, disposal, dishwasher. 2 units are 800sf and one is 640 sf, 5 new rooftop HVACs installed in 2019. The restaurants have invested over \$750,000 into the building over the last 5 years and have long term leases. The building is Broker owned and is in perfect condition. Please contact me with any questions or to schedule a walk

19 708 N Milwaukee Ave

Libertyville, IL 60048

Sale Price: **\$1,950,000** Parcel Size (AC): **1.17 AC**
 Price/AC: **\$1,666,666.67** Parcel Size (SF): **50,965 SF**

Property Type: **Commercial** Zoning: **C-1**
 Sale Status: **Escrow** Proposed Use: **Commercial, Retail, Restaurant**
 Days on Market: **1,008**

Sale Conditions: **Redevelopment Project**

Sales Contacts: **NAI Hiffman / Daniel B. Hiffman (630) 693-0655**



Investment Notes:

REDEVELOPMENT OPPORTUNITY. 1.17 Acre corner location available for sale. 170' Milwaukee Avenue frontage / 305' Newberry Avenue depth. 700' to Libertyville Metra station. FAR: 3.0. Zoned C-1 Downtown Core Commercial District.

Located just north of Route 176. Easy access to I-94 via Route 176 and Route 137

For Sale Properties_Libertyville, IL_March 2020

20 1124 N Milwaukee Ave

Libertyville, IL 60048

Sale Price: **\$725,000** Center Size: **1,725 SF**
 Price/SF: **\$420.29** % Leased: **0.0%**
 Cap Rate: **-** Land Area: **0.46 AC**

Center Type: **Storefront Retail/Office** Year Built: **1969**
 Sale Status: **Active** Zoning: **C-3**
 Days on Market: **254** Stories: **1**
 Sale Conditions: **Redevelopment Project**
 Sale Type: **Investment Or Owner User**



Sales Contacts: **Coldwell Banker Residential Brokerage / Tina Paras (847) 791-0608**

Investment Notes:

EXCELLENT LOCATION FOR BUSINESS! FOR SALE OR GROUND LEASE, CLOSE TO DOWNTOWN LIBERTYVILLE AND NEXT TO MANY NATIONAL TENANTS. WITH CURRENT ZONING THIS PROPERTY CAN BE USED FOR RETAIL, OFFICE, MEDICAL, STRIP CENTER, RESTAURANT, OR FAST FOOD WITH DRIVE-THROUGH. PROPERTY CAN ALSO BE REDEVELOPED WITH THE LAND TOTALLING OVER 20,000 SQUARE FEET.

21 1124 N Milwaukee Ave - Redevelopment Opportunity I Libertyville, IL

Libertyville, IL 60048
 Redevelopment
 Opportunity I Libertyville, IL

Sale Price: **\$725,000** Parcel Size (AC): **0.46 AC**
 Price/AC: **\$1,576,086.96** Parcel Size (SF): **20,038 SF**

Property Type: **Commercial** Zoning: **C-3**
 Sale Status: **Active** Proposed Use: **Mixed Use, Auto Dealership, Car Wash, Fast Food, Health Care, Hold for Development, Medical, Parking Lot, Restaurant, Storefront Retail/Office, Strip Center**
 Days on Market: **1**
 Sale Conditions: **Build to Suit, Redevelopment Project**



Sales Contacts: **Coldwell Banker Residential Brokerage / Tina Paras (847) 791-0608**

Investment Notes:

EXCELLENT LOCATION FOR BUSINESS! FOR SALE OR GROUND LEASE, CLOSE TO DOWNTOWN LIBERTYVILLE AND NEXT TO MANY NATIONAL TENANTS. WITH CURRENT ZONING THIS PROPERTY CAN BE USED FOR RETAIL, OFFICE, MEDICAL, STRIP CENTER, RESTAURANT, OR FAST FOOD WITH DRIVE-THROUGH. PROPERTY CAN ALSO BE REDEVELOPED WITH THE LAND TOTALLING OVER 20,000 SQUARE FEET.

22 1742-1768 N Milwaukee Ave - Adler Square, Adler Square

Libertyville, IL 60048
 Adler Square, Adler Square

Sale Price: **\$3,050,000** Center Size: **19,495 SF**
 Price/SF: **\$156.45** % Leased: **69.7%**
 Cap Rate: **7.25%** Land Area: **1.93 AC**

Center Type: **(Neighborhood Center)** Year Built: **2003**
 Sale Status: **Active** Zoning: **C3,**
 Days on Market: **37** Stories: **Libertyville**
 Sale Conditions: **-**
 Sale Type: **Investment**



Sales Contacts: **Quantum Real Estate Advisors, Inc. / Chad M. Firsel (312) 269-9494 / Jason Lenhoff (312) 269-9494 X8**



For Sale Properties_Libertyville, IL_March 2020

23 1761-1765 N Milwaukee Ave - 1761-1765 N Milwaukee Avenue

Libertyville, IL 60048
1761-1765 N Milwaukee
Avenue

Sale Price: **\$6,000,000** Parcel Size (AC): **15.39 AC**
Price/AC: **\$389,863.55** Parcel Size (SF): **670,388 SF**

Property Type: **Residential** Zoning: **C-3**
Sale Status: **Under Contract** Proposed Use: **Commercial, Retail,
Mixed Use,
MultiFamily,
Hospitality,
Apartment Units -
Senior, Single Family
Development**
Days on Market: **2,127**
Sale Conditions: -



Sales Contacts: **CBRE / Brian Buckingham (630) 573-7021**

Investment Notes:

±15 acres
Currently Zoned C-3 General Commercial
Potential Re-Zoning to include Residential, Senior Housing, Commercial, Retail & Hotel
Libertyville Comprehensive Plan is being updated, the subject property is a focus area
Frontage on both Milwaukee Ave (Rt 21) & Peterson Rd (Rt 137) provides high visibility
Fully improved site with sewer and water
In close proximity to I-94 full interchange via Route 137
Traffic Counts: 26,800 vehicles per day on Milwaukee Ave 26,400 vehicles per day on Peterson Rd
Parcel Numbers: 11-09-301-009 & 11-09-301-005
Taxes: \$22,775.44
Asking \$6,000,000
Please call for additional information or visit www.1765nmilwaukee.com

24 NEC Of Route 45 & Winches @ Winchester Rd - American Corporate Center

Libertyville, IL 60048
American Corporate Center

Sale Price: **\$2,599,999** Parcel Size (AC): **8.60 AC**
Price/AC: **\$302,325.47** Parcel Size (SF): **374,616 SF**

Property Type: **Commercial** Zoning: **C-3**
Sale Status: **Under Contract** Proposed Use: **Retail, Hotel,
Restaurant**
Days on Market: **2,521**
Sale Conditions: -



Sales Contacts: **@properties Commercial / Dominick Clarizio (847) 295-0700**

Investment Notes:

- 8.6 acres on the hard corner.
- C-3 zoning allows for hotel, restaurant and general retail.
- Signalized intersection.
- Daily traffic counts: 22,800 on Route 45. • 11,500 on Winchester.
- Fully improved site with sewer and water.
- 1.5 miles from Metra station.
- Curb cuts in place.

25 510 North Ave

Libertyville, IL 60048

Sale Price: **\$1,540,000** RBA: **28,000 SF**
Price/SF: **\$55.00** % Leased: **0.0%**
Cap Rate: - Land Area: **0.89 AC**

Building Type: **Manufacturing** Year Built: **1972**
Sale Status: **Active** Ceiling Height: **15'0"-16'0"**
Days on Market: **100** Drive Ins: **2 (total)**
Zoning: **I-3,** Loading Docks: **2 ext (bldg.
total)**
Sale Conditions: **Libertyville**
Sale Type: **Owner User**



Sales Contacts: **Handi-Ramp, Inc. / Heather Garcia (847) 247-2356**



For Sale Properties_Libertyville, IL_March 2020

26 1639-1651 Northwind Blvd, Unit 1639-1651

Libertyville, IL 60048
 Condo Sale Price: **\$995,000**
 Unit SF: **6,000 SF**
 Price/SF: **\$165.83**
 Cap Rate: -
 Sale Conditions: -
 Sale Type: **Investment Or Owner User**

Sale Status: **Active**
 Days On Market: **700**
 Floor #: **1**
 Unit #: **1639-1651**

Building Type: **Medical**
 RBA: **15,822 SF**
 % Leased: **24.2%**
 Land Area: **1.37 AC**

Year Built: **2007**
 Typ Floor Size: **15,822 SF**
 Stories: **1**



Sales Contacts: **Landmark Partners / Ron Roberti (847) 651-0656**

27 1663 Northwind Blvd - Libertyville Professional Centre, Northwind Business Park

Libertyville, IL 60048
 Libertyville Professional
 Centre, Northwind Business
 Park

Sale Price: **\$97,000**
 Price/SF: **\$57.84**
 Cap Rate: -

RBA: **1,677 SF**
 % Leased: **0.0%**
 Land Area: **4.24 AC**

Building Type: **Class B Office**
 Sale Status: **Active**
 Days on Market: **229**
 Sale Conditions: **Building in Shell Condition**
 Sale Type: **Investment Or Owner User**

Year Built: **2005**
 Typ Floor Size: **1,677 SF**
 Stories: **1**



Sales Contacts: **Landmark Partners / Ron Roberti (847) 651-0656**

Investment Notes:

Cold Shell Condition End Unit Condo with Route 45 exposure. Ready for your custom build-out. Office, Medical, Professional Services, Sales

28 790 Park Ave - Land Site Libertyville

Libertyville, IL 60048
 Land Site Libertyville

Sale Price: **\$500,000**
 Price/AC: **\$781,250.00**

Parcel Size (AC): **0.64 AC**
 Parcel Size (SF): **27,878 SF**

Property Type: **Commercial**
 Sale Status: **Active**
 Days on Market: **944**
 Sale Conditions: -

Zoning: **I-3**
 Proposed Use: **Commercial, Retail, Office, Auto Repair, Convenience Store, Fast Food, General Freestanding, Health Care, Restaurant, Storefront, Storefront Retail/Office**



Sales Contacts: **Edgemark Commercial Real Estate Services LLC / Jeffrey J. Koval (630) 572-5611**

Investment Notes:

Zoned I-3, Located 1.5 miles from I-94 interchange, Ideal for fast food, retail or automotive. Other neighbors include Culvers, Life Storage, Dance Studio, CrossFit, Feed My Starving Children, Tricolli Beauty School.

For Sale Properties_Libertyville, IL_March 2020

29 513 E Park Ave

Libertyville, IL 60048

Sale Price: **\$379,000** Parcel Size (AC): **0.40 AC**
 Price/AC: **\$947,500.00** Parcel Size (SF): **17,424 SF**

Property Type: **Commercial** Zoning: **COMMERCIAL**
 Sale Status: **Active** Proposed Use: **Retail, Restaurant**
 Days on Market: **9**

Sale Conditions: -

Sales Contacts: @Properties / Frank Quigley (847) 367-0500



30 1009-1013 W Park Ave - Dymond Park, Unit 1013

Libertyville, IL 60048
 Dymond Park

Condo Sale Price: **\$275,000** Sale Status: **Active**
 Unit SF: **1,500 SF** Days On Market: **140**
 Price/SF: **\$183.33** Floor #: **1**
 Cap Rate: - Unit #: **1013**
 Sale Conditions: -
 Sale Type: **Owner User**

Building Type: **Medical** Year Built: **1993**
 RBA: **4,500 SF** Typ Floor Size: **1,500 SF**
 % Leased: **66.7%** Stories: **1**
 Land Area: **2.33 AC**

Sales Contacts: **Protect Realty / Tim Hart (847) 924-5864**

Investment Notes:

Great exposure on Rt. 176! Close to downtown Libertyville and Metra station. Move in ready condition. Own your own office! Lease option available.



31 168 Peterson Rd

Libertyville, IL 60048

Sale Price: **For Sale** Parcel Size (AC): **0.80 AC**
 Price/AC: - Parcel Size (SF): **34,844 SF**

Property Type: **Commercial** Zoning: **C-3**
 Sale Status: **Active** Proposed Use: **Retail, Auto Repair, Bank, Car Wash, Health Care, Hold for Development, Hold for Investment, Medical, Open Space, Restaurant, Schools, Storefront Retail/Office**
 Days on Market: **737**
 Sale Conditions: -

Sales Contacts: **Entre Commercial Realty LLC / Brian Bocci (847) 310-4296**

Investment Notes:

Excellent Location for Future Retail or Restaurant
 115' x 303' Lot
 Low Lake County Taxes
 Nearby well known Restaurants/Retail Stores
 Intersection of Peterson Rd. & Milwaukee Ave.
 17,365 SF Showroom/Retail Building on 1.26 Acres Available Directly Next Door



For Sale Properties_Libertyville, IL_March 2020

32 175 Peterson Rd

Libertyville, IL 60048

Sale Price: **\$699,000** Parcel Size (AC): **0.95 AC**
 Price/AC: **\$735,789.47** Parcel Size (SF): **41,382 SF**

Property Type: **Commercial** Zoning: -
 Sale Status: **Active** Proposed Use: -
 Days on Market: **1,016**

Sale Conditions: **Building in Shell Condition**

Sales Contacts: **CBRE / Brian Buckingham (630) 573-7021**



Investment Notes:

++±.95 acres
 ++Zoned C-3 General Commercial District
 ++Located approximately 37 miles from
 ++Chicago and 7 miles west of Lake Michigan
 ++Traffic Counts:
 28,300 vehicles per day on Peterson Road
 23,100 vehicles per day on Milwaukee Avenue
 ++Parcel Numbers: 11-08-400-001 & 11-09-300-011
 ++Taxes: \$16,879.47 (2016)
 ++Asking \$699,000
 ++Please call for additional information

33 249-299 Peterson Rd - Peterson Commons, Unit 275

Libertyville, IL 60048
 Peterson Commons

Condo Sale Price: **\$165,000** Sale Status: **Active**
 Unit SF: **1,600 SF** Days On Market: **107**
 Price/SF: **\$103.13** Floor #: **1**
 Cap Rate: - Unit #: **275**

Sale Conditions: -
 Sale Type: **Investment Or Owner User**

Center Type: **Storefront Retail/Office (Strip Center)**
 Center Size: **20,000 SF** Year Built: **1987**
 % Leased: **68.5%** Zoning: **Commercial**
 Land Area: **3 AC**

Sales Contacts: **Kakenmaster & Associates Inc / Peter Kakenmaster (847) 367-0888 X2125 /
 Kylie Gehrke (847) 367-0888**



34 333 Peterson Rd - Building 2, Creekside, Unit C

Libertyville, IL 60048
 Building 2, Creekside

Condo Sale Price: **\$160,000** Sale Status: **Active**
 Unit SF: **1,527 SF** Days On Market: **917**
 Price/SF: **\$104.78** Floor #: **1**
 Cap Rate: **6.50%** Unit #: **C**

Sale Conditions: -
 Sale Type: **Investment**

Building Type: **Office** Year Built: **1990**
 RBA: **15,500 SF** Typ Floor Size: **8,242 SF**
 % Leased: **100.0%** Stories: **2**
 Land Area: **1.33 AC**

Sales Contacts: **Kakenmaster & Associates Inc / Peter Kakenmaster (847) 367-0888 X2125 /
 Kylie Gehrke (847) 367-0888**



For Sale Properties_Libertyville, IL_March 2020

35 333 Peterson Rd - Building 2, Creekside, Unit D

**Libertyville, IL 60048
Building 2, Creekside**

Condo Sale Price: \$145,000	Sale Status: Active
Unit SF: 1,393 SF	Days On Market: 917
Price/SF: \$104.09	Floor #: 1
Cap Rate: 5.80%	Unit #: D
Sale Conditions: -	
Sale Type: Investment	
Building Type: Office	Year Built: 1990
RBA: 15,500 SF	Typ Floor Size: 8,242 SF
% Leased: 100.0%	Stories: 2
Land Area: 1.33 AC	



Sales Contacts: **Kakenmaster & Associates Inc / Peter Kakenmaster (847) 367-0888 X2125 / Kylie Gehrke (847) 367-0888**

36 W Peterson Rd - Libertyville Business Park

**Libertyville, IL 60048
Libertyville Business Park**

Sale Price: For Sale	Parcel Size (AC): 82 AC
Price/AC: -	Parcel Size (SF): 3,571,920 SF
Property Type: Industrial	Zoning: -
Sale Status: Active	Proposed Use: Industrial, Warehouse
Days on Market: 1,483	
Sale Conditions: Build to Suit	



Sales Contacts: **Cushman & Wakefield / Keith Puritz (847) 720-1366 / Brett Kroner (847) 720-1367 / Eric Fischer (847) 720-1369 / Marc Samuels (847) 720-1368**

Investment Notes:

Up to 82 acres available
Direct access to full interchange at I-94 & Route 137 (Buckley Road)
Low Lake County taxes
Corporate neighbors include Medline, Culligan, USG, and Brightstar
Available for BTS or Outright Purchase
Suitable for industrial, commercial, and retail
Pricing subject to offer

37 900 Technology Way - Libertyville Offices at Pine Meadow - A(West), Libertyville Offices at Pine Meadow, Unit 150

**Libertyville, IL 60048
Libertyville Offices at Pine Meadow - A(West), Libertyville Offices at Pine Meadow**

Condo Sale Price: \$330,980	Sale Status: Active
Unit SF: 3,484 SF	Days On Market: 1,371
Price/SF: \$95.00	Floor #: 1
Cap Rate: -	Unit #: 150
Sale Conditions: -	
Sale Type: Owner User	
Building Type: Medical	Year Built: 2008
RBA: 45,360 SF	Typ Floor Size: 15,000 SF
% Leased: 73.0%	Stories: 3
Land Area: 6.35 AC	



Sales Contacts: **JC Forney Realty Inc / Ralph Huszagh (847) 362-2000 X12**



For Sale Properties_Libertyville, IL_March 2020

38 900 Technology Way - Libertyville Offices at Pine Meadow - A(West), Libertyville Offices at Pine Meadow, Unit 270

Libertyville, IL 60048
 Libertyville Offices at Pine Meadow - A(West), Libertyville Offices at Pine Meadow

Condo Sale Price: **\$331,125**
 Unit SF: **2,649 SF**
 Price/SF: **\$125.00**
 Cap Rate: -
 Sale Conditions: -
 Sale Type: **Owner User**

Sale Status: **Active**
 Days On Market: **1,371**
 Floor #: **2**
 Unit #: **270**

Building Type: **Medical**
 RBA: **45,360 SF**
 % Leased: **73.0%**
 Land Area: **6.35 AC**
 Year Built: **2008**
 Typ Floor Size: **15,000 SF**
 Stories: **3**



Sales Contacts: **JC Forney Realty Inc / Ralph Huszagh (847) 362-2000 X12**

39 900 Technology Way - 900 Technology - Land Pad

Libertyville, IL 60048
 900 Technology - Land Pad

Sale Price: **\$625,000**
 Price/AC: **\$199,044.59**
 Parcel Size (AC): **3.14 AC**
 Parcel Size (SF): **136,778 SF**

Property Type: **Commercial**
 Sale Status: **Active**
 Days on Market: **349**
 Zoning: **O-2**
 Proposed Use: **Office**

Sale Conditions: -

Sales Contacts: **JC Forney Realty Inc / Ralph Huszagh (847) 362-2000 X12**

Investment Notes:

For Investment or Owner/User.

For Sale, Build-to-Suit, or Land Lease. Fully developed, ready to build land pad with approved drawings for 45,000 Sq. Ft. 3-story office building. Less than 10 minutes from 2 Metra rail commuter stations. Walking distance to new innovation park 1,000,000 sq. ft. development.



40 1850 N US 45

Libertyville, IL 60048

Sale Price: **For Sale**
 Price/SF: -
 Cap Rate: -
 RBA: **168,980 SF**
 % Leased: **0.0%**
 Land Area: **30 AC**

Building Type: **Distribution**
 Sale Status: **Active**
 Days on Market: **545**
 Zoning: -
 Sale Conditions: -
 Sale Type: **Investment Or Owner User**
 Year Built: **2021**
 Ceiling Height: **32'0"**
 Drive Ins: **2 (total)**
 Loading Docks: **41 ext (bldg. total)**



Sales Contacts: **Newmark Knight Frank / Sergio Chapa (773) 957-1436 / Mike Prost (773) 957-1430**

Investment Notes:

- Easy access from Route 45
- 5 miles from I-94
- Adjacent to the Libertyville Sports Complex (Business Memberships available)
- Low Lake County real estate taxes
- Pro-business county and community



For Sale Properties_Libertyville, IL_March 2020

41 1850 N US 45

Libertyville, IL 60048

Sale Price: For Sale	RBA: 165,150 SF
Price/SF: -	% Leased: 0.0%
Cap Rate: -	Land Area: 30 AC
Building Type: Industrial	Year Built: 2021
Sale Status: Active	Ceiling Height: 32'0"
Days on Market: 317	Drive Ins: 2 (total)
Zoning: Industrial	Loading Docks: 43 ext (bldg. total)
Sale Conditions: -	
Sale Type: Investment Or Owner User	



Sales Contacts: **Newmark Knight Frank / Sergio Chapa (773) 957-1436 / Mike Prost (773) 957-1430**

Investment Notes:

Loading Drive in doors: 2
 Exterior docks: 43
 Bay size 50'0" x 46'8" / 50' x 60' speed bay

42 1860 W Winchester Rd - 1860 W Winchester Road, Unit 106

Libertyville, IL 60048
 1860 W Winchester Road

Condo Sale Price: \$921,450	Sale Status: Active
Unit SF: 6,143 SF	Days On Market: 364
Price/SF: \$150.00	Floor #: 1
Cap Rate: -	Unit #: 106
Sale Conditions: -	
Sale Type: Owner User	
Building Type: Medical	Year Built: 1999
RBA: 50,000 SF	Typ Floor Size: 27,372 SF
% Leased: 75.4%	Stories: 2
Land Area: 13.69 AC	



Sales Contacts: **Cushman & Wakefield / Colin Rowe (312) 424-8283 / Sean D. Kropke (312) 424-8284**

Investment Notes:

Suite:
 106
 Square Feet:
 6,143 RSF
 Timing:
 Immediate
 For Sale:
 \$921,450 (\$150/PSF)
 To Lease:
 \$17.00 / PSF Gross
 Annual Taxes:
 \$22,866 (2016)



For Sale Properties_Libertyville, IL_March 2020

43 19109 W Winchester Rd - SWC of Rt 45 & Winchester

Libertyville, IL 60048
SWC of Rt 45 & Winchester

Sale Price: **\$1,675,000** Parcel Size (AC): **5 AC**
Price/AC: **\$335,000.00** Parcel Size (SF): **217,800 SF**

Property Type: **Commercial** Zoning: **C-3**
Sale Status: **Active** Proposed Use: **Industrial, Mixed
Use, Contractor
Storage Yard**
Days on Market: **2,721**

Sale Conditions: -



Sales Contacts: **Cushman & Wakefield / Keith Puritz (847) 720-1366 / Brett Kroner (847) 720-1367 / Eric Fischer (847) 720-1369**

Investment Notes:

- 5 Acre corner site for sale
- Zoned C-3 (general commercial). Libertyville will support an office/warehousing/manufacturing use.
- Sale Price: \$1,675,000