

**FOR SALE
OR LEASE:**

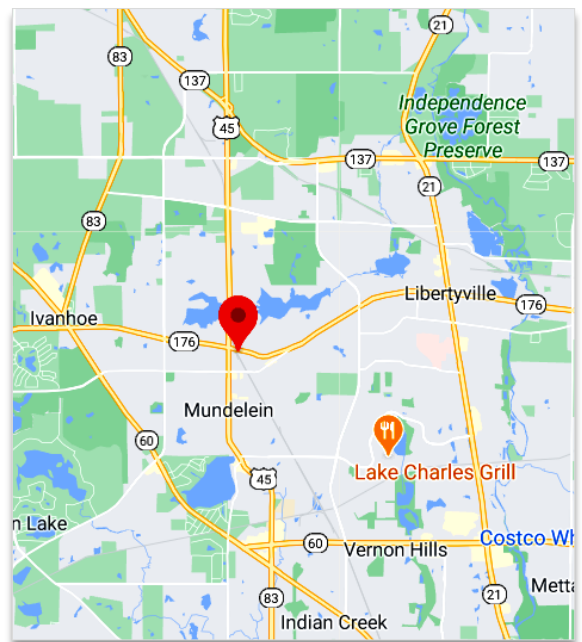
3,000 Sq. Ft. Showroom / Warehouse

131 E. Maple Avenue (IL Route 176) • Mundelein • IL 60060



Property Highlights:

PIN#: 11-19-316-001, 009, 010
LAND: .373 Acres / 16,253 SF (Corner Location)
FRONTAGE: 177' on East Maple Ave. (Rt. 176)
59' on Morris Ave.
BUILDING TYPE: Single Story, Commercial, Showroom/Warehouse
YEAR BUILT: 1945
AVAIL. SPACE: Approx. 3,000 Sq. Ft. (Total)
SHOWROOM: +/- 1,000 Sq. Ft.
WAREHOUSE: +/- 2,000 Sq. Ft.
ZONING: C-5 Commercial (Varied Use)
BLDG. CONSTRUCTION: Masonry / Quonset
LOADING: 1 Exterior Drive In Door 10'-6" W x 11'-11" H
1 Internal Overhead Door 11'-6" W X 10' H
CEILING HEIGHT: 14' (Warehouse)
10' (Showroom Area)
POWER: 400 Amps / 110 Volts
HVAC: Gas Unit Heaters Throughout
SPRINKLERS: None
PARKING: 25 Vehicles
TAXES: \$7,416.46 / 2018
SALE PRICE: \$400,000.00
LEASE RATE: \$2,500/Month Net (3-5 Year Term)



[Google Maps Link:](#)

DIRECTIONS: Route 45 to E. Maple Ave. (IL Route 176), east to building #.

COMMENTS: Potential Redevelopment. Owner financing available. Great corner location on well-traveled IL Route 176. Very convenient to Village Center and Metra Station. Bus stops at corner. Within developing mixed-use area anchored by newer housing developments and the Village Hall.

Contact: John Goldenne @ 847-609-3232 (Cell) / john.goldenne@jcforneyrealty.com

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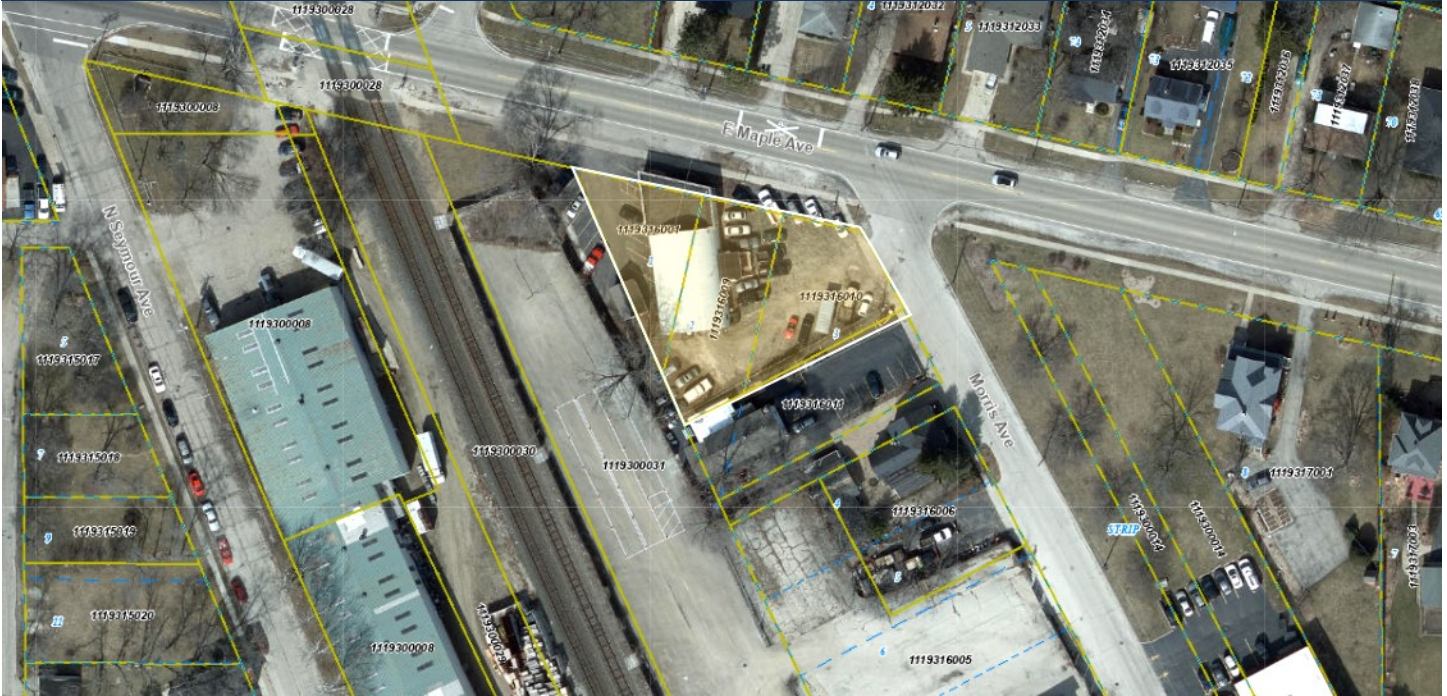
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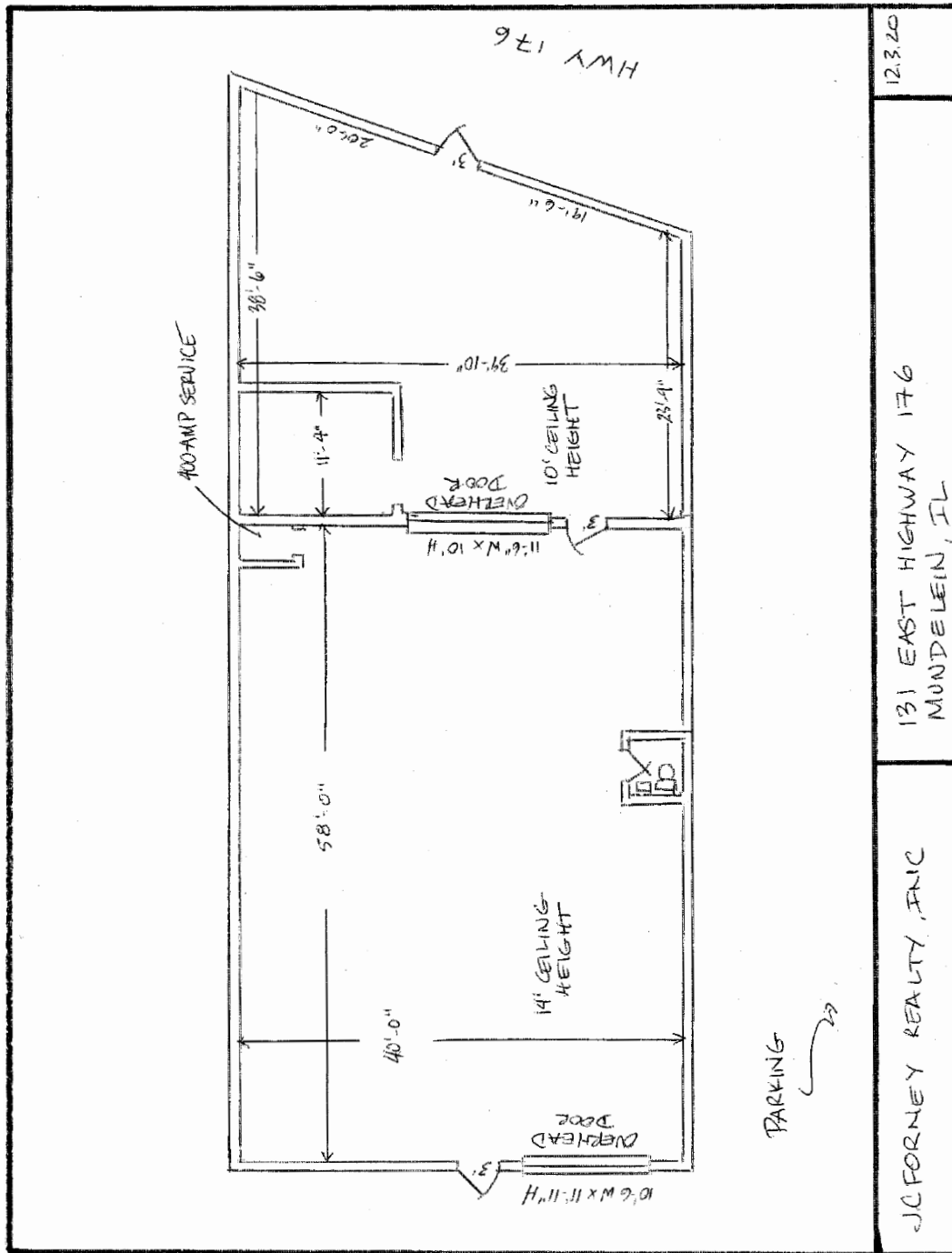
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