

**FOR SALE OR LEASE:**

**4,736 Sq. Ft. Commercial B-2 Zoned Property**  
**2402 Harbor Ridge Way • Lindenhurst • IL 60046**



**PROPERTY HIGHLIGHTS:**

**BUILDING SIZE:** 4,736 SQ. FT.  
**BUILDING TYPE:** COMMERCIAL B-2  
OFFICE, CHILD DAYCARE CENTER  
**PIN NUMBER:** 02-25-309-019  
**BLDG. CONSTR.:** BRICK/BLOCK  
**LOT SIZE:** 28,061 SQ. FT. (.65 ACRES)  
**OFFICE AREA:** SEE DRAWING  
**FLOORS:** 1 STORY COMMERCIAL  
**CEILING HEIGHT:** 8' TO 10'  
**POWER:** 400 AMPS  
120/220 VOLTS / 3 PHASE  
**HVAC:** ELECTRIC/FORCED AIR  
**PARKING:** ADEQUATE  
**SPRINKLERED:** FULLY WET SYSTEM  
**PROPERTY TAXES:** \$12,941.06 (2020)  
**ALARM SYSTEM:** SECURITY SYSTEM  
**ADA:** ACCESSIBLE  
**ZONED:** NEIGHBORHOOD BUSINESS B-2  
**SALE PRICE:** \$420,000.00  
**LEASE RATE:** \$12.00 SQ. FT. NNN



[Google Maps Link](#)

**DIRECTIONS:** RT. 45 TO GRASS LAKE RD., WEST TO BRIDGE-PORT TERRACE, NORTH TO HARBOR RIDGE WAY TO #.

**COMMENTS:** ORIGINALLY DESIGNED AND BUILT AS A TWO-OFFICE SUITE. CONVERTED FOR DAY CARE OPERATION WITH MAIN ENTRANCE FOYER AND OPEN LOUNGE AREA OFF THE FRONT ENTRANCE. TWO CLASSROOMS IN EACH WING, SIX WASHROOMS, THREE OFFICES, KITCHEN, AND STORAGE ROOM. WELL CONSTRUCTED AND WELL MAINTAINED. EXCELLENT FOR OWNER/OCCUPIED SPACE.

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

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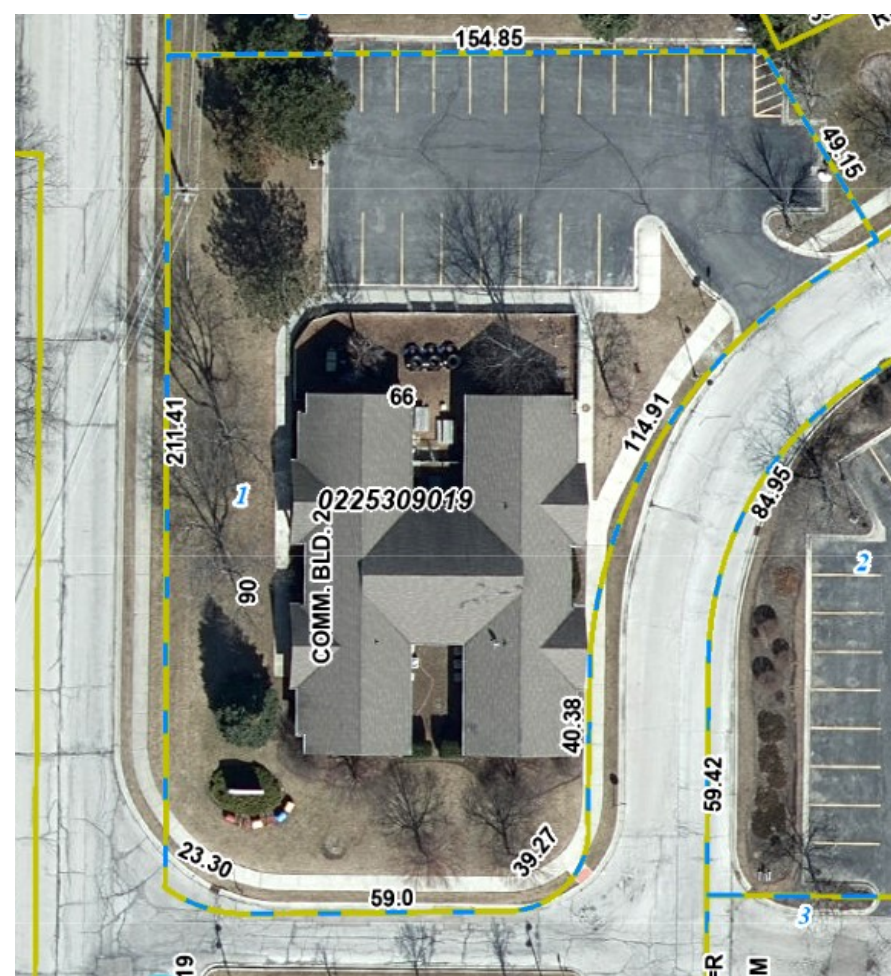
All information contained herein is from sources deemed reliable and is submitted subject to errors, omissions, and change without notice.

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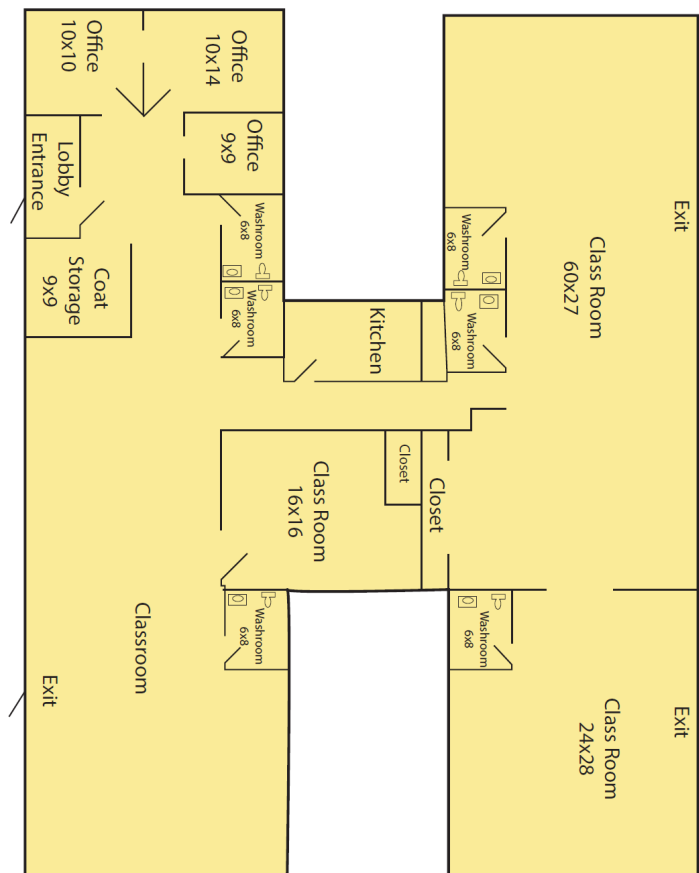
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**WEST ELEVATION (BECK ROAD)**



**LOT WITH DIMENSIONS**



**FLOOR PLAN**

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