

FOR SALE AS INVESTMENT:

1,430 Sq. Ft. (+600 SF Lower Level) Office Suite
732 Florsheim Drive ▪ Suite 11 ▪ Libertyville ▪ IL 60048



PROPERTY HIGHLIGHTS:

BUILDING SIZE: 1430 SQ. FT. + 600 SQ. FT. LOWER LEVEL

BUILDING TYPE: PROFESSIONAL OFFICE COMPLEX

CONSTRUCTION: BRICK AND BLOCK AND CEDAR SHAKE

PIN: 11-28-403-080

LOT SIZE: COMMON

OFFICE AREA: ALL OFFICE

CEILING HEIGHT: 9' VARIES

POWER: 100 AMPS / 240 VOLTS

HVAC: GAS FORCED-AIR

PARKING: EXCELLENT – COMMON PARKING LOTS

SPRINKLERED: FULLY-WET SYSTEM

SALE PRICE: \$255,000.00

TAXES: \$2.80 SQ. FT.

CAM: \$4.15 SQ. FT.

COMMENTS: Upscale professional office suite centrally located near post office, residential area, offices and shopping. Custom built out offices, fresh paint, all new carpet, 4 private offices, reception work area, galley kitchen, copy area, and storage area. High-efficiency upgraded heating and cooling, custom doors & trim, network cabling, plus additional bonus storage area and finished lower level. Parking close to office. (5 year lease in place, still in year 1.) **DIRECTIONS:** Route 21 south of Route 176 to Artaius Parkway, east to Florsheim Drive and entrance to Florsheim Professional Center, north to building #.

GREAT INVESTMENT!



[Google Maps Link](#)

Contact: Ken Eichelberger @ 847-533-7144 (Cell) / jcf.ike@sbcglobal.net

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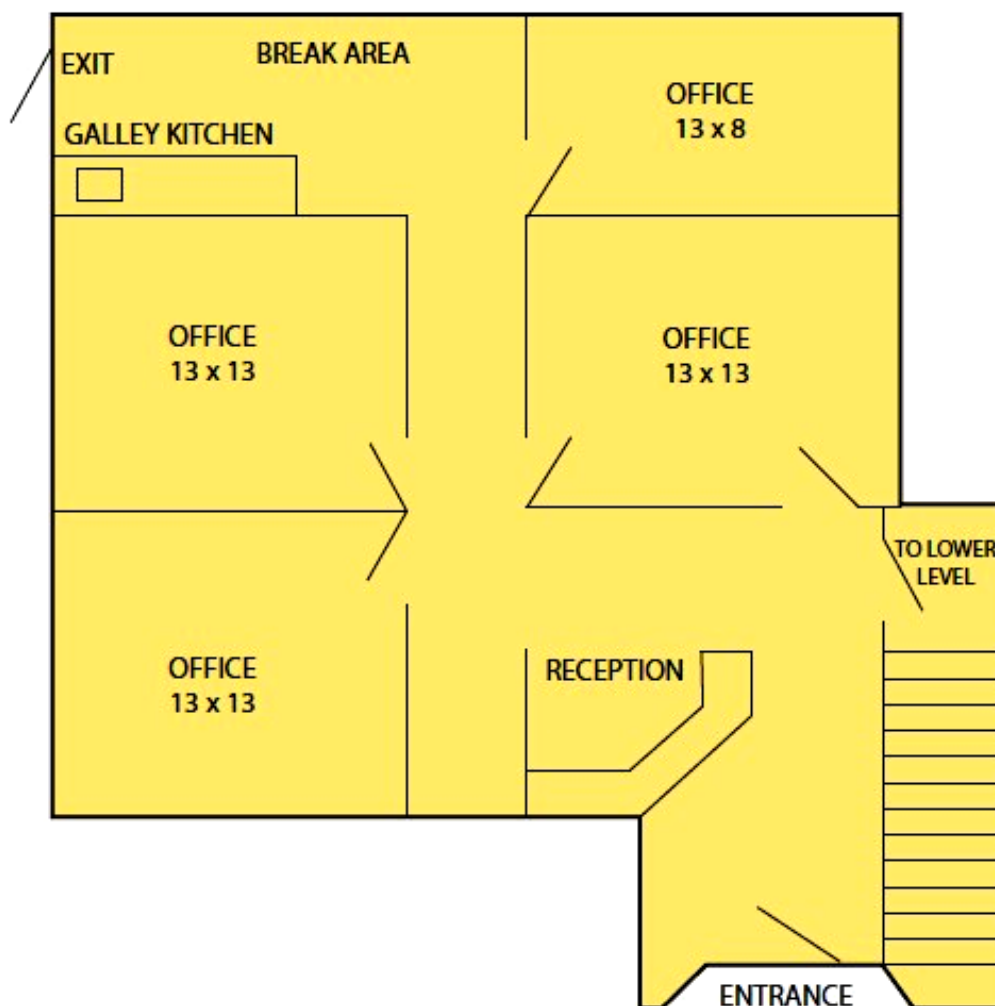
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Florsheim Professional Center
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Libertyville, IL 60048

1430sq FT Office
PLUS 600sq FT Bonus
Finished Lower Level Area



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