

FOR SALE:

1,100 Sq. Ft. Office Suite

732 Florsheim Drive ▪ Suite 14 ▪ Libertyville ▪ IL 60048

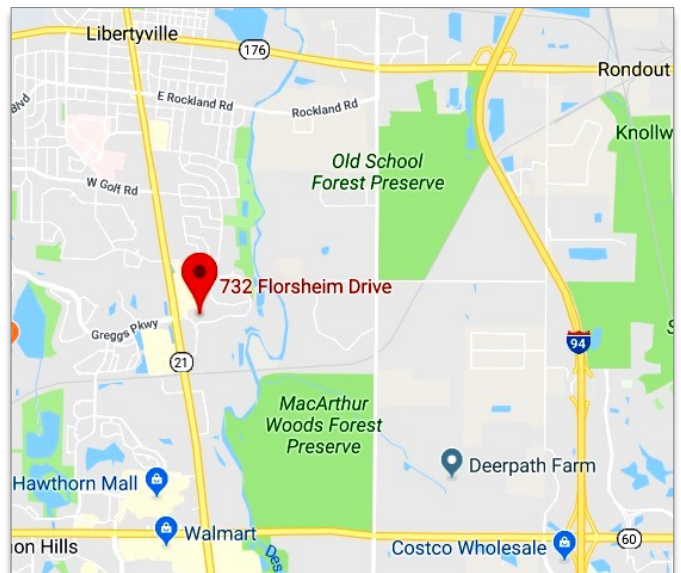


PROPERTY HIGHLIGHTS:

BUILDING SIZE:	1,100 SQ. FT.
BUILDING TYPE:	PROFESSIONAL OFFICE COMPLEX
CONSTRUCTION:	BRICK AND BLOCK AND CEDAR SHAKE
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:	SUBJECT TO OFFER
TAXES:	\$3.92 SQ. FT.
CAM:	\$3.65 SQ. FT.

COMMENTS:

UPSCALE PROFESSIONAL OFFICE SUITE CENTRALLY LOCATED NEAR POST OFFICE, RESIDENTIAL AREA, OFFICES & SHOPPING. CUSTOM BUILD OUT OFFICES, 3 PRIVATE OFFICES, RECEPTION WORK AREA, GALLEY KITCHEN. HIGH EFFICIENCY UPGRADED HEATING & COOLING. CUSTOM DOORS & TRIM. PARKING CLOSE TO OFFICE. NETWORK CABLING. (5 YEAR LEASE IN PLACE, STILL IN YEAR ONE.) **GREAT INVESTMENT**



[Google Maps Link:](#)

DIRECTIONS: ROUTE 21 SOUTH OF ROUTE 176 TO EAST ARTIAUS PARKWAY. (STOPLIGHT EAST ON FLORSHEIM TO ENTRANCE OF FLORSHEIM PROFESSIONAL CENTER, NORTH TO BUILDING #732.

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

JC FORNEY INC

REALTY

Serving Clients Since 1935
Commercial Real Estate Specialists

131 West Park Avenue • Libertyville • IL • 60048

www.jcforneyrealty.com

Office: (847) 362-2000

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

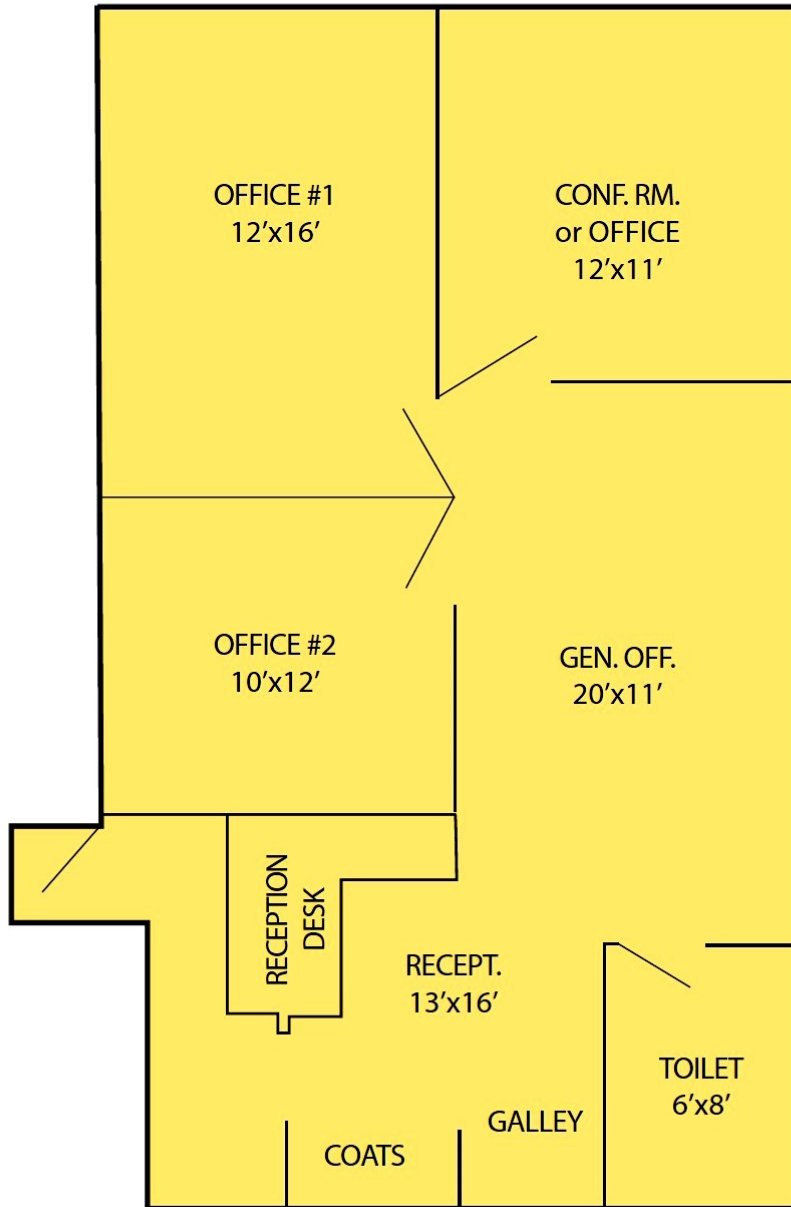
FOR SALE:

1,100 Sq. Ft. Office Suite

732 Florsheim Drive ▪ Suite 14 ▪ Libertyville ▪ IL 60048

**732 FLORSHEIM SUITE 14
LIBERTYVILLE, IL 60048**

1,100 Sq. Ft.



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

JC FORNEY INC

REALTY

Serving Clients Since 1935
Commercial Real Estate Specialists

131 West Park Avenue • Libertyville • IL • 60048

www.jcforneyrealty.com

Office: (847) 362-2000

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