

**FOR SALE AS
INVESTMENT OR USE:**

INVESTMENT PROPERTY

3,500 Sq. Ft. Office Suite (Medical)

736 Florsheim Drive • Suite 12 • Libertyville • IL 60048

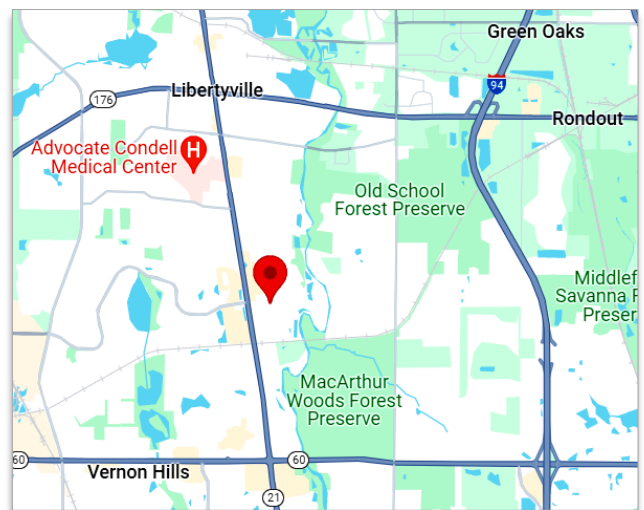


PROPERTY HIGHLIGHTS:

AVAILABLE SPACE: 3,500 Sq. Ft.
PIN: 11-17-308-067
BUILDING TYPE: Professional Office Complex
CONSTRUCTION: Brick & Block, Cedar Shake Roof
LOT SIZE: Common
OFFICE AREA: All Office
CEILING HEIGHT: 9' Varies
POWER: 200 Amps / 240 Volts
HVAC: Gas Forced Air
PARKING: Excellent - Common Parking Lots
SPRINKLERED: Fully Wet System
SALE PRICE: \$509,000.00
TAXES: \$4.38 Sq. Ft.
CAM: \$4.14 Sq. Ft.

COMMENTS: Very nicely finished upscale professional medical office suite. Centrally located near post office, residential area, offices and shopping.

FEATURES: 3,500 SF medical office condo located in the Florsheim Professional Centre just off Milwaukee Ave. in Libertyville. Natural lighting, shared parking, great visibility. Currently configured for use as a chiropractic, wellness and physical therapy facility, the 3,085 SF main floor consists of a large waiting room, 11 private rooms for use as offices, treatment rooms, massage rooms, X-ray room, large open area used for physical rehab with moveable curtain dividers and a full washroom with shower. The 415 SF 2nd floor space is used as clerical office, storage and break room. 985 SF lower level has a large open exercise area, and laundry room with sink, plus an additional 2,100 SF crawlspace with concrete floor. Great for Storage. This property also has a walkout patio for enjoying the weather and doing business outside.



Google Maps Link:

DIRECTIONS: Route 21 south of Route 176 to Artaius Parkway (stoplight), east on Artaius Pkwy. to entrance of Florsheim Professional Center, north to building #736.

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

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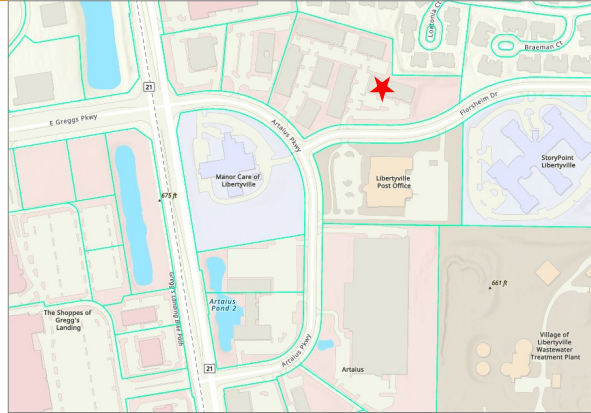
131 West Park Avenue • Libertyville • IL • 60048
www.jcforneyrealty.com
Office: (847) 362-2000

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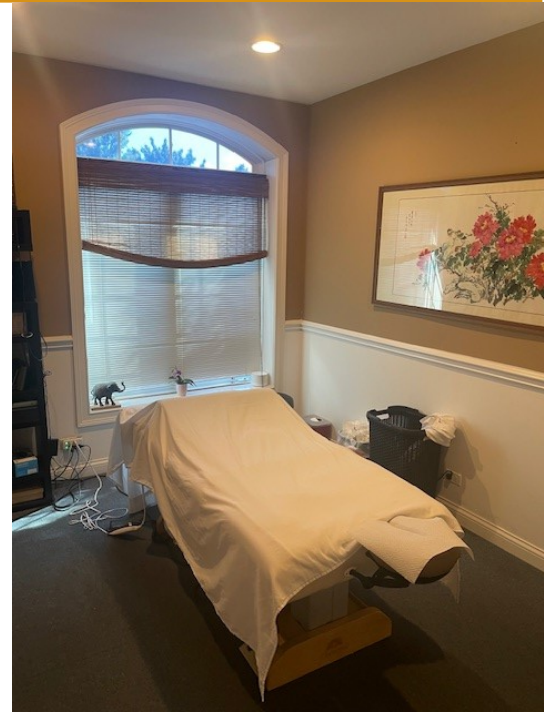
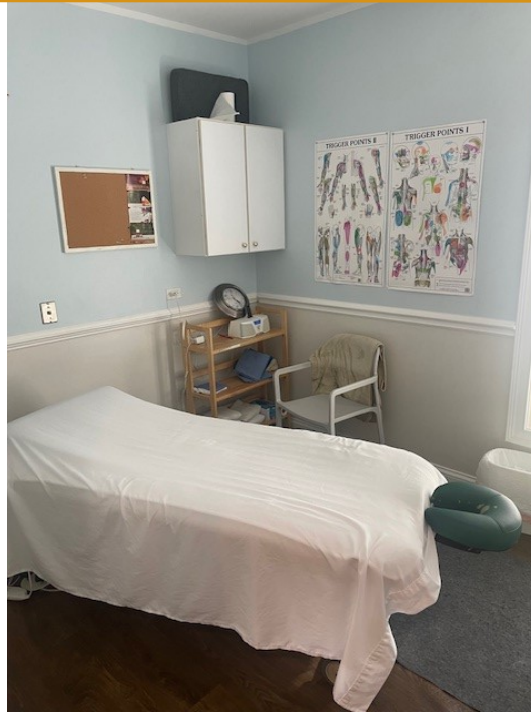
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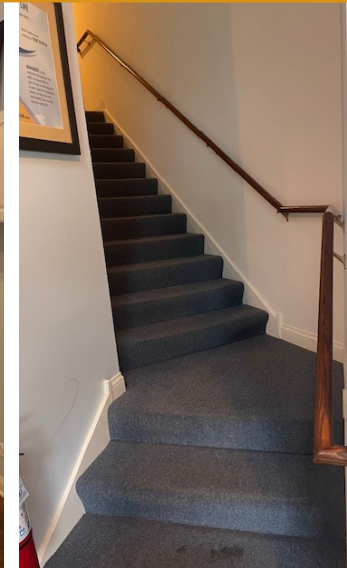
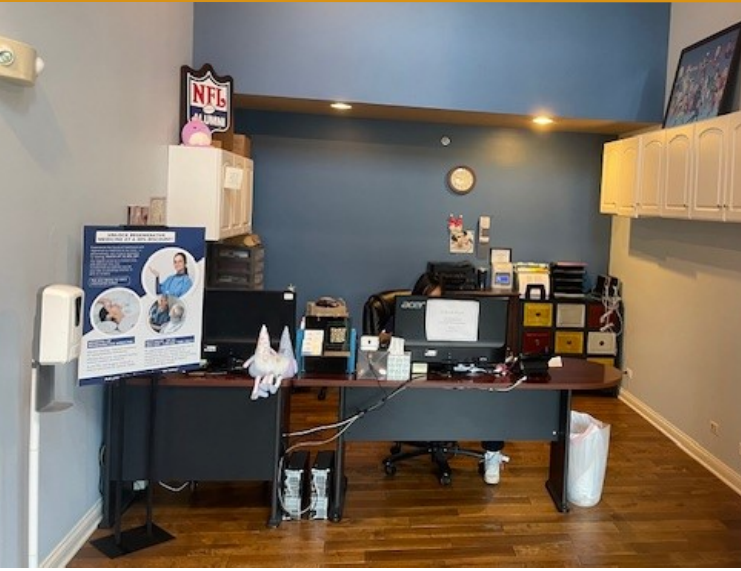
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