



Mixed Use MLS #: **09963182** List Price: **\$399,999**
 Status: **ACTV** List Date: **05/25/2018** Orig List Price: **\$399,999**
 Area: **85** List Dt Rec: **05/25/2018** Sold Price:
 Address: **927 S Green Bay Rd , Waukegan, IL 60085**
 Directions: **Hwy 294 to Rt 120, proceed East to Green Bay Rd, then South to address.**
 Sold by:
 Closed Date: List. Mkt Time: **220** Rented Price:
 Off Mkt Date: Contract: Lease Price SF/Y: **\$0**
 Township: **Waukegan** Concessions: Mthly. Rnt. Price:
 Coordinates: Unincorporated: CTGF:
 Year Built: **1995** Subdivision: **Bartletts In Shore**
 Zoning Type: **Commercial** Built Before 78: **No** # of Stories: **2**
 Actual Zoning: **B-3** PIN #: **08304240050000** Multiple PINs: **No**
 County: **Lake** Owners Assoc:
 Relist: Lease Type:
 Subtype: **Apts/Stores** Lease Terms:
 Lot Dimensions: **202' X 76'** Estimated Cam/Sf:
 Land Sq Ft: **15000** Apx. Total SF: Est Tax per SF/Y:

Remarks: **Super property for investors. Huge lot! Retail store, apartment, large garage on property. Rental Income. This is a must see.**

Total # Units: 3	Total # Tenants: 2	Total # Apartments: 1	Total # Offices: 2	Total # Stores: 1
# Dishwashers:	# Washers:	# Dryers:	W/D Leased?:	# Ranges:
# Disposals:	# Fireplaces:	# Refrigerators:	# Window AC:	
Office SqFt:	Manufacturing SqFt:	Retail SqFt:	Warehouse SqFt:	Other SqFt:

Approx Age: Older	Roof Structure:	Water Drainage:
Type Ownership:	Roof Coverings:	Utilities To Site:
Frontage/Access: City Street	Docks/Delivery:	Tenant Pays: Electric, Heat, Water/Sewer
Current Use: Commercial	Misc. Outside:	Equipment:
Potential Use: Commercial	# Parking Spaces: 10	HERS Index Score:
Client Needs:	Indoor Parking:	Green Disc:
Client Will:	Outdoor Parking:	Green Rating Source:
Known Encumbrances:	Misc. Inside:	Green Feats:
Location: Mixed Use Area	Floor Finish:	Backup Info:
Geographic Locale: North Suburban	Air Conditioning: Partial	Sale Terms:
Construction:	Electricity:	Possession:
Exterior:	Heat/Ventilation: Forced Air	
Foundation:	Fire Protection:	

Gross Rental Income: \$3,600	Expense Source:	Fuel Expense (\$/src): \$0/
Gross Rent Multiplier: 0	Net Operating Income Year:	Electricity Expense (\$/src): \$0/
Total Annual Expenses: \$0	Total Annual Income: \$43,200	Water Expense (\$/src): \$0/
Annual Net Operating Income: \$0	Tax Year: 2016	Scavenger Expense (\$/src): \$0/
Total Monthly Income: \$3,600	Expense Year:	Insurance Expense (\$/src): \$0/
Real Estate Taxes: \$6,507	Cap Rate:	Other Expense (\$/src): N/A/

Agent Remarks: **24 hour notice. Call Eric Hauser 773-225-5550**

Internet Listing: Yes	Remarks on Internet?: Yes	Agent Owned/Interest: No
VOW AVM: No	VOW Comments/Reviews: No	Lock Box:
Listing Type: Exclusive Right to Sell	Address on Internet: Yes	Special Comp Info: None
Coop Comp: 2% - \$350 (on Net SP)	Other Compensation:	Call for Rent Roll Info:
Information: 24-Hr Notice Required, Other-See Remarks, No Sign on Property	Cont. to Show?:	Expiration Date: 02/01/2019
Broker: Weichert Realtors Ambassador (8405)	Ph #: (847) 763-6464	Team:
List Agent: Eric Hauser (253902)	Ph #: (773) 225-5550	Agent Add'n'l Info: Call Eric Hauser 773-255-6129
Email: broker.enhauser@gmail.com	Agent Alt Ph #:	
Co-lister:	Ph #:	

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MLS #: 09963182

Prepared By: Eric Hauser | Weichert Realtors Ambassador | 12/30/2018 10:31 PM