FOR SALE: 3,340 Sq. Ft. (2) Adjoining Office Suites

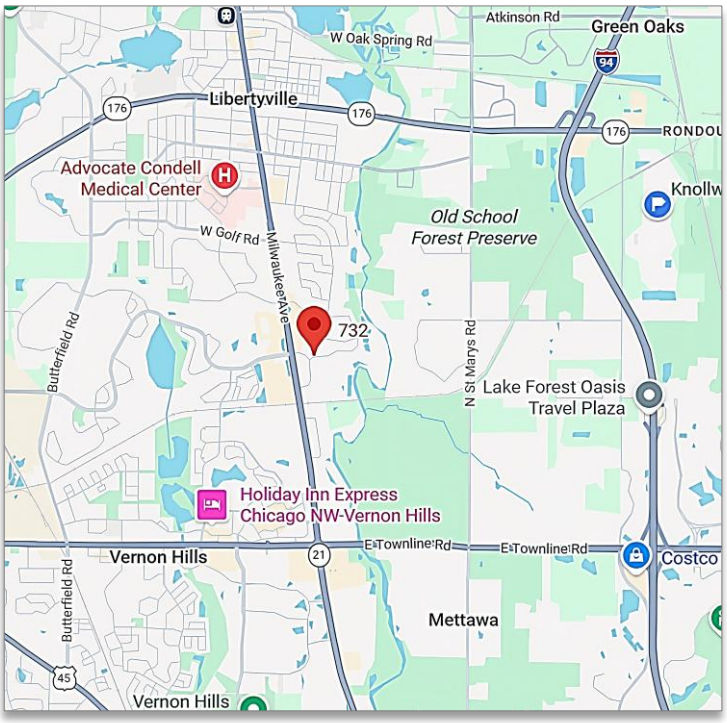
732 W. Florsheim Drive ▪ Suites 12&14 ▪ Libertyville ▪ IL 60048



PROPERTY HIGHLIGHTS:

AVAILABLE SPACE:		3,340 Sq. Ft.
	SUITE 12:	2,240 Sq. Ft.
	SUITE 14:	1,100 Sq. Ft. (lease in place)
PIN:	**SUITE 12:**	11-28-403-083
	SUITE 14:	11-28-403-083
BUILDING TYPE:		Professional Office Complex
BUILDING CONSTRUCTION:		Brick & Block, Cedar Shake Roof
LOT SIZE:		Common
OFFICE AREA:		All Office
CEILING HEIGHT:		9' Varies
POWER:	**SUITE 12:**	100 Amps/240 Volts
	SUITE 14:	200 Amps/240 Volts
HVAC:		Gas Forced Air
SPRINKLERED:		Fully Wet System
PARKING:		Excellent Common Parking Lots
SALE PRICE:		$529,000.00
TAXES:		$4.74 Sq. Ft.
CAM:		$4.78 Sq. Ft.

COMMENTS: 2 adjoining upscale professional office suites. Centrally located near post office, residential area, offices, and shopping. Custom built out offices, high energy upgraded heating and cooling, custom doors & trim, parking close to office, network cabling. Suite 12 has backup Generac.



Google Maps Link

DIRECTIONS: Route 21 south of Route 176 to Artaius Parkway (stoplight), east on Artaius Pkwy. to Florsheim Professional Center, north to Building #732.

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

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Commercial Real Estate Specialists

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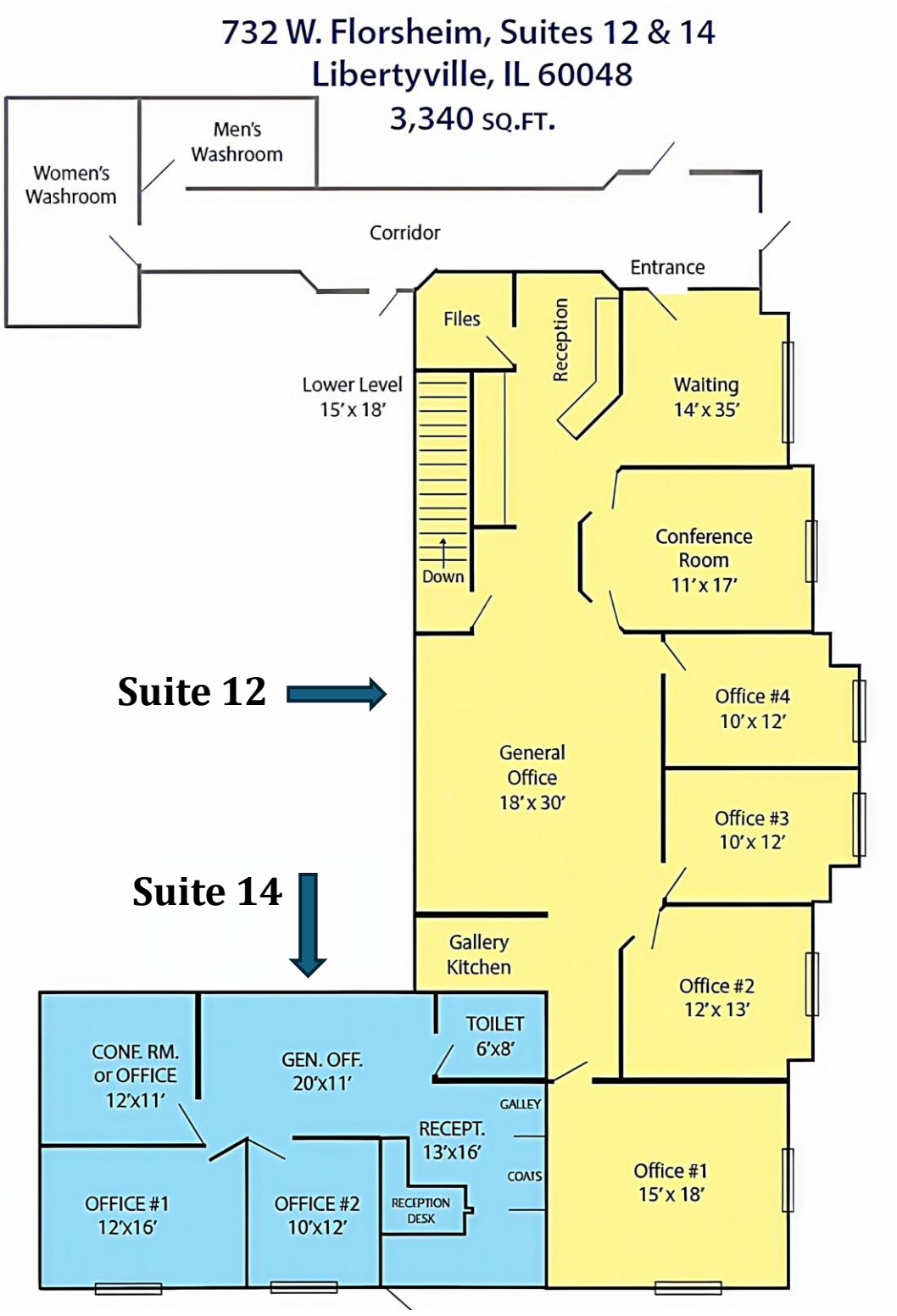
www.jcforneyrealty.com

Office: (84) 362-2000

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

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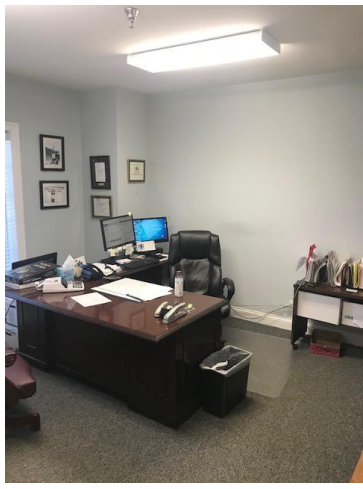
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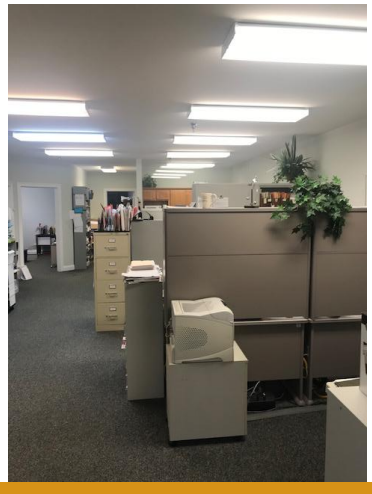
















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