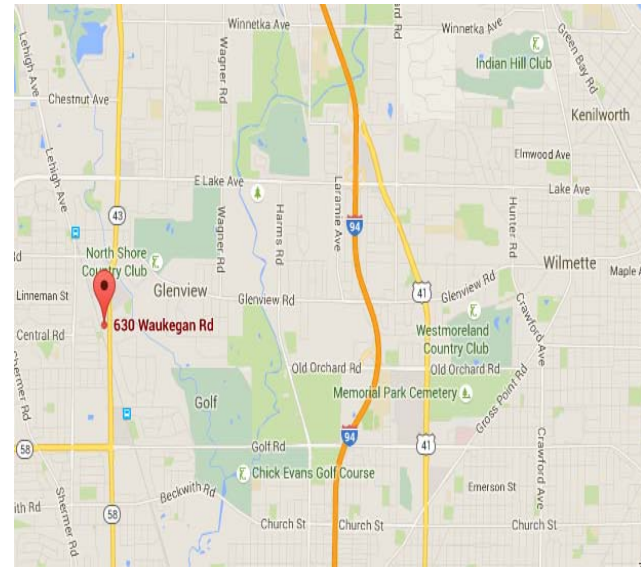




FOR SALE

630 Waukegan Road

Glenview, IL



Property Highlights

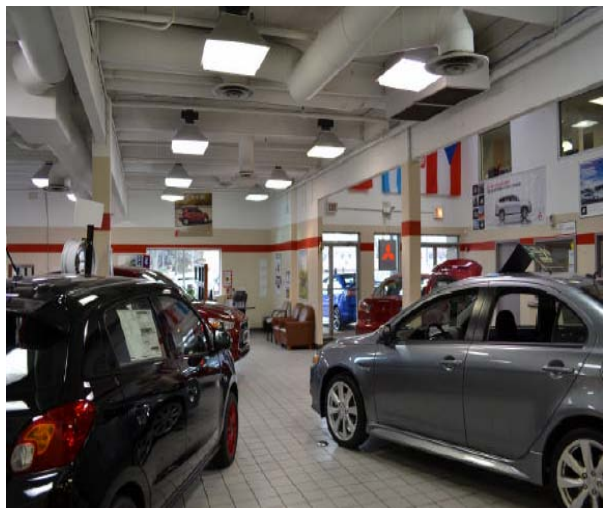
- Existing Automobile Dealership
- Gross Building Area +/- 19,370 SF
 - 9,988 SF of showroom space
 - 9,624 SF of service & storage area
 - 763 SF of 2nd floor office space
- Zoning: B2 - General Business
- Parking: 183 spaces
- Year Built: 1950 - Renovated: 1992
- Traffic Counts: 25,831 vehicles per day
- Sale Price: \$3,695,000
- Taxes: \$107,659.10 (2013)
- PIN Number: 04-35314-046-0000

Contact Us

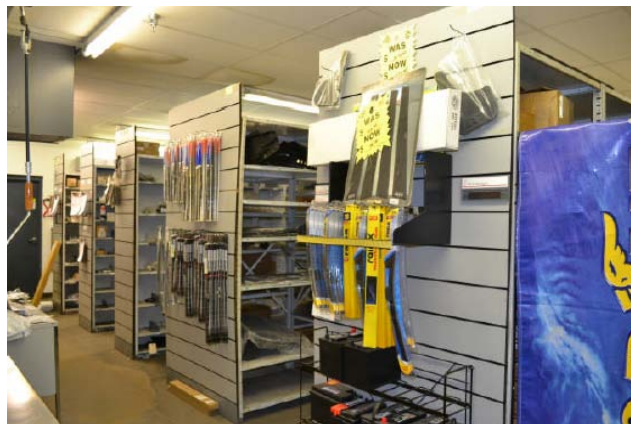
Jarrett Fradin
312.575.0480 x15
Jarrett@KudanGroup.com

No representation is made to the accuracy of this information and it is subject to errors, omissions, prior sale or withdrawal without notice.

Kudan Group, Inc.
566 W. Lake St.
Suite 320
Chicago, IL 60661
www.kudangroup.com



Jarrett Fradin
312.575.0480 x15
Jarrett@KudanGroup.com



Listing Agents	Jarrett Fradin - Jarrett@KudanGroup.com
CONFIDENTIAL	YES!! THERE IS AN EXISTING OWNER OPERATED BUSINESS IN THE SPACE. ALL PROSPECTS MUST REGISTER WITH AGENT AND EXECUTE AN NDA PRIOR TO ANY INFORMATION BEING DISSEMINATED.
Transaction Type	Real Estate Sale
Property Type	Single Story/ Part Two Story Commercial Building w/ Real Estate
Property Data	
Area/ Neighborhood	Glenview, IL
Address	630 Waukegan Rd
City, Zip	Glenview, IL 60025-3034
PIN#	04-35314-046-0000
Real Estate & Asset Sale Price	\$3,695,000.00 \$190.45 PSF
Property Tax	\$5.56 of Gross Building Area \$107,659.10(2013)
Gross Building Area	+/- 19,375 SF
Land Size	+/-100,003 SF
Lot Size	~2.30 AC
Business Size	+/-19,375 SF (8,988 SF of Office Showroom Space, 9,624 SF of Service and Storage Area and 763 SF of Second Floor Space)
Zoning	B-2 (General Business District)
Parking	+/- 183 parking spaces on site
Year Built / Age	1950, renovated in 1992
Electrical Service	400 AMP
Showings	24 Hours Notice - Listing Agent Must Accompany
Nearby Retailers	McDonalds
Property Description	The 100,003 +/- square foot (2.30+/- acres) subject site is semi-rectangular, level, and at grade. Frontage for the subject property consists of 292.91 +/- feet along the west side of Waukegan Rd. The subject parcel is zoned B-2 (General Business District) by the Village of Glenview. The property is located on Waukegan Rd (Route 43), South of Palmgren Drive, within Glenview, Illinois. Glenview is a near northern suburb of the City of Chicago. The common address is 630 Waukegan Rd.
Potential Uses	Retail, Development, Industrial (All subject to further village Approval).
Roof	Reflective Coating
AC	Central Air
Location Description	Glenview is an affluent suburb ideally located on Chicago's North shore, approximately 14 miles from downtown Chicago and 13 miles from O'Hare International Airport. Glenview is adjacent to



Jarrett Fradin
312.575.0480 x15
Jarrett@KudanGroup.com

	interstates I-94 and I-294 with major roadways carrying up to 42,000 cars daily. Glenview is home to a number of major U.S. corporations and their offices including Anixter, Aon, Avon, and Kraft Foods. Downtown Glenview offers various shopping and dining options as well as a convenient Metra commuter rail station. As of the 2013 census, the village population was 50,692.
Cross Streets	On Waukegan Rd between Lehigh and Central.

