

**FOR LEASE
OR FOR SALE:**

**9,222 Sq. Ft. Commercial / Office Space
656 N. Bridgeport Terrace • Lindenhurst • IL 60046**



Contact:

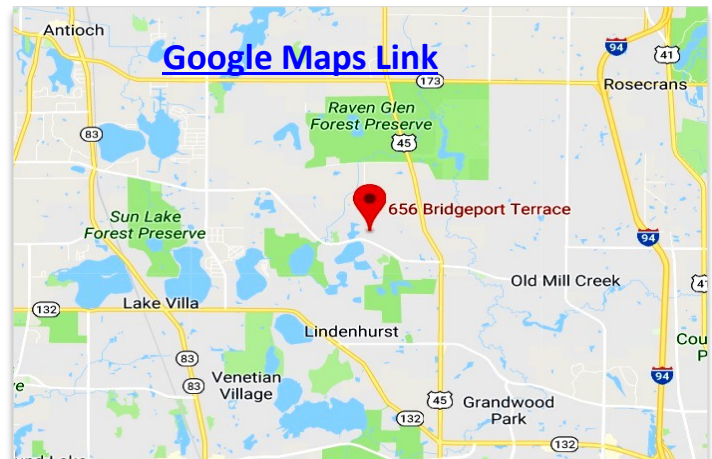
[Ken Eichelberger](#)

847-533-7144 (Cell)

jcf.ike@sbcglobal.net

PROPERTY HIGHLIGHTS:

BUILDING SIZE: 9,222 SQ. FT.
BUILDING TYPE: OFFICE, FORMER DANCE STUDIO
BLDG. CONSTRUCTION: BRICK/BLOCK
LOT SIZE: 37,065 SQ. FT.
OFFICE AREA: SEE DRAWING
FLOORS: 2 FLOORS WITH ELEVATOR
CEILING HEIGHT: 8' TO 12'
POWER: 2-225 AMP 120/220 VOLT 3-PHASE
HVAC: GAS/FORCED AIR
PARKING: 42 VEHICLES
SPRINKLERED: FULLY WET SYSTEM
ALARM SYSTEM: ADT ALARM
EMERGENCY POWER: BACKUP GENERAC POWER SYSTEM
ZONED: NEIGHBORHOOD B-2
SALE PRICE: SUBJECT TO OFFER
BASE RENT: \$5.50 SQ. FT \$4227/MO.
MODIFIED GROSS



DIRECTIONS: ROUTE 45 TO GRASS LAKE ROAD, WEST
TO BRIDGEPORT TERRACE, NORTH TO # 656.

COMMENTS: FORMER DANCE STUDIO, VERY CLEAN BLDG., SUITABLE FOR MANY USES; WORKOUT CENTER, INDOOR GYM, COULD BE USED FOR A CHURCH, DAY CARE CENTER. COMES WITH A BACK-UP GENERATOR POWER SYSTEM, ALARM SYSTEM, RECEPTION AREA, ELEVATOR, CONF. ROOM. FRESHLY PAINTED AND READY FOR YOUR OPERATION. PLENTY OF PARKING. 3 LARGE STUDIOS, RECEPTION AREA, PRIVATE OFFICE, TEACHERS LOUNGE, PARTY ROOM, EXTRA STORAGE, WASHROOM WITH CHANGING ROOMS, ELEVATOR SERVING BOTH FLOORS. "CHECK IT OUT!"

JC **FORNEY** INC
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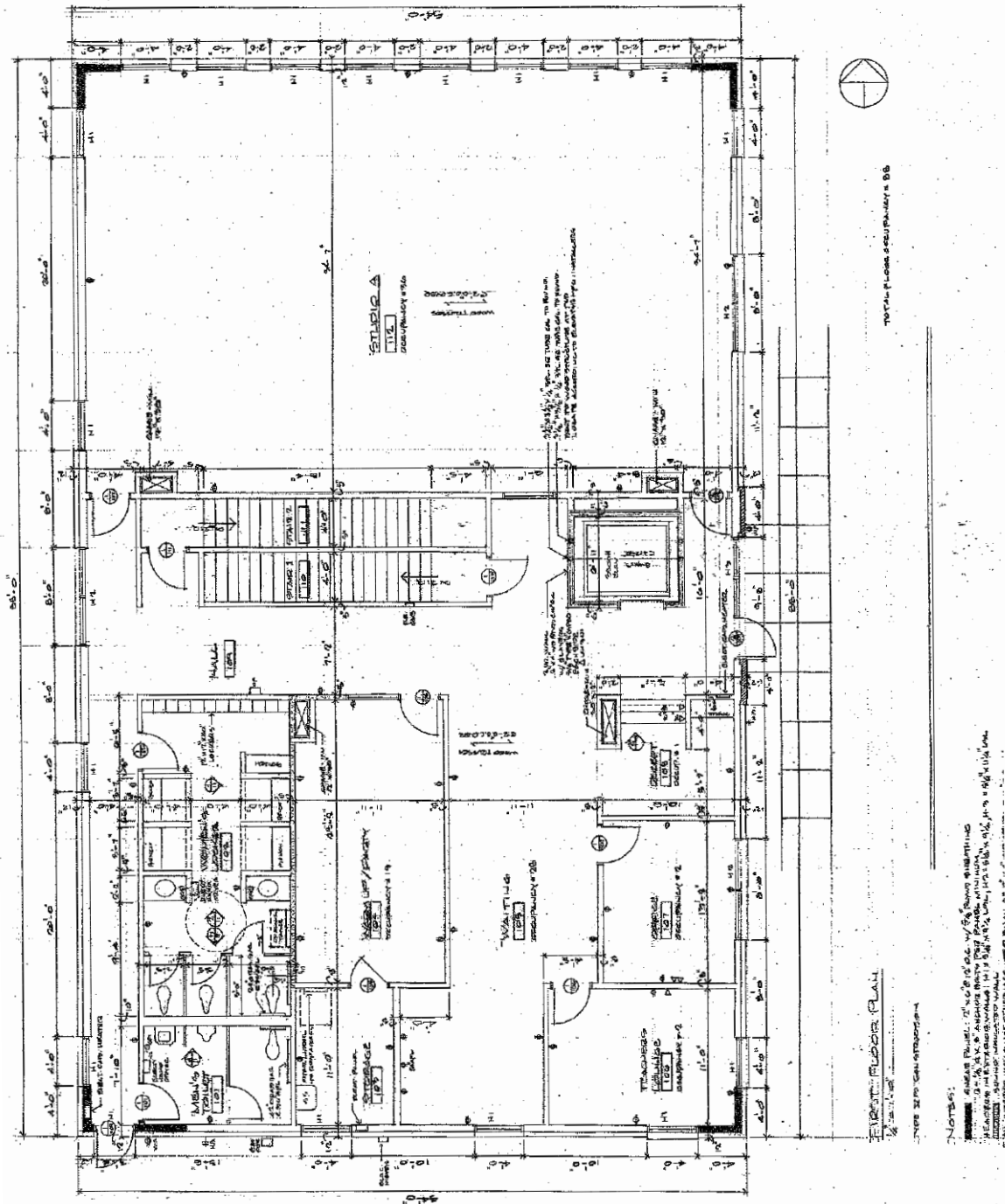
Commercial / Industrial / Investment
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131 West Park Avenue • Libertyville • IL • 60048
www.jcforneyrealty.com
Office: (847) 362-2000

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

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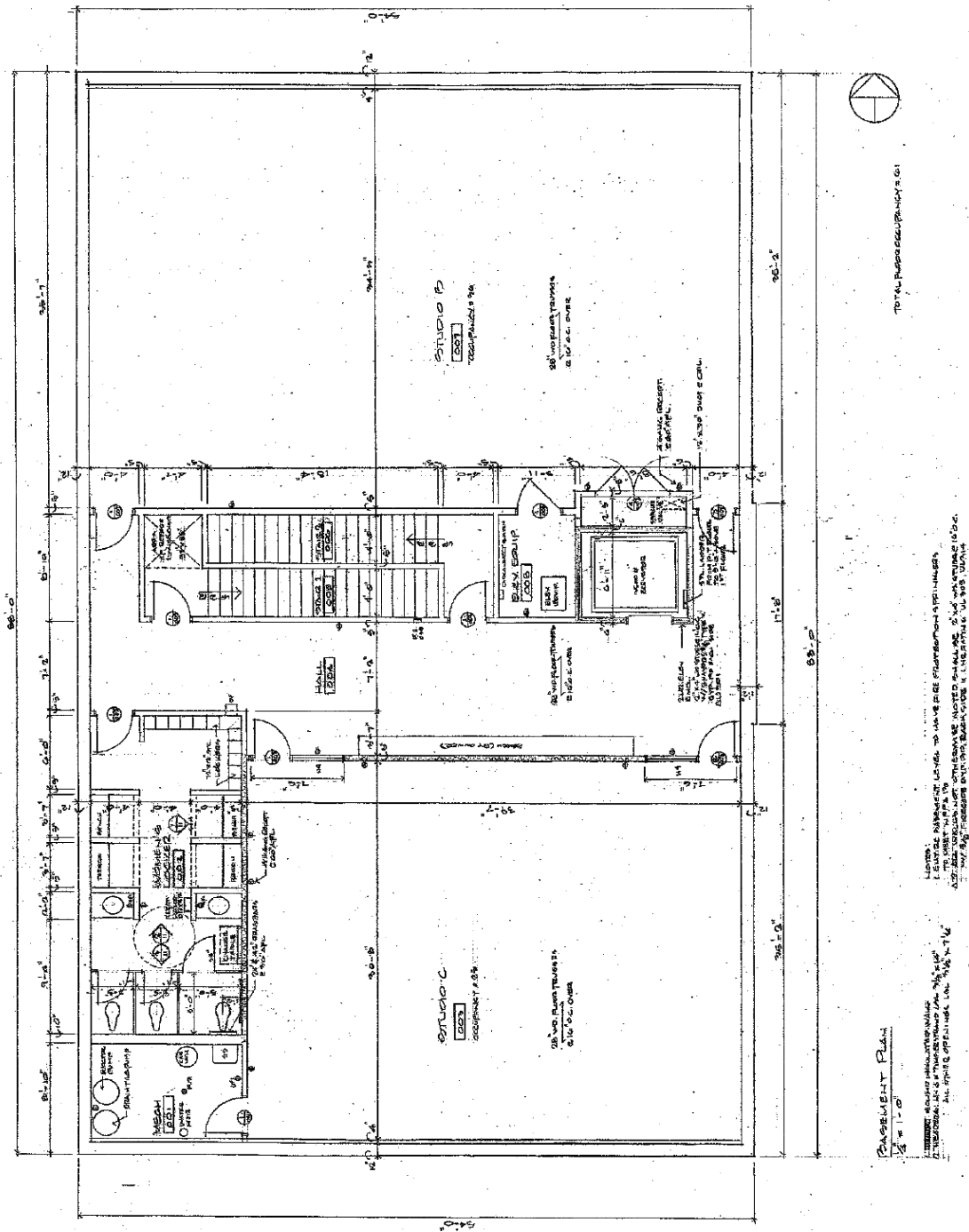
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