



ROBERT E. FRANK
OWNER / MANAGING BROKER
847-508-5263



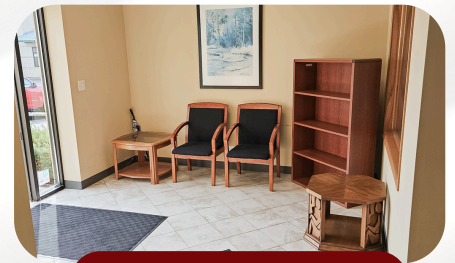
Professional
**OFFICE
FOR SALE**
ASKING
\$ 185,000

**473 PARK AVE., UNIT 500
LAKE VILLA, IL 60046**



ABOUT PROPERTY

Move in ready! This professional office space features a ceramic tiled entry, 4 work stations, private office, conference room, break room with full size refrigerator, storage room and ADA bathroom. Natural light from abundant windows. Ample parking. Brick/block construction. Central AC and gas forced heat. 200 AMP service. Easy access to I 94 just 8 miles east of Park Place Industrial Park. Warm, earth tone colors. Ideal for counseling group, accounting, medical billing, call center, "Boiler room" sales, law office, insurance sales, etc...Very private location with signage on Park Avenue. Low association of 150 monthly includes snow removal, landscaping, insurance, exterior maintenance, disposal, etc... Flexible Owner will sell, rent or lease with option to buy! Owner will include all office furniture and file cabinets. This is a "turn key" office space at a great price!



WELCOME!



CONFERENCE ROOM



FOR LEASE
\$ 1,500 PER MONTH

FEATURES

- Approx. 1,500 sq. ft Space
- Built in 2000
- Zoned Limited Industrial (LI-2)
- Multiple-Use Options
- Office Furniture Included
- Sale or Lease



WORK STATIONS

- 847-356-LAND
- P.O. BOX 1111, LAKE VILLA, IL 60046
- WWW.ROBERTEFRANKREALESTATE.COM
- ROBERTEFRANKREALESTATE@GMAIL.COM



Office/Tech

Status: **NEW**

Area: **46**

Address: **473 Park Ave Unit 500, Lake Villa, IL 60046**

Directions: **IL Route 132 to Route 83 south to Park Ave west to property.**

Closed:
Off Mkt:
Lst. Mkt. Time: **1**
County: **Lake**

Year Built: **2000**
Subtype: **Condo, Office**
Zoning Type: **Industrial**
Actual Zoning: **LI-2**

Mobility Score: -
List Price Per SF: **\$123.33**

MLS #: **12643351**

List Date: **05/08/2026**

List Dt Rec: **05/08/2026**

Contract:
Concessions:
Township: **Lake Villa**
PIN #: **06042070240000**

Blt Before 78: **No**
Stories: **1**
Units: **1**
Tenants:
Unit SF: **1500** (Leasable Area
Units: **Square Feet**)

Sold Price Per SF: **\$0**

List Price: **\$185,000**

Orig List Price: **\$185,000**

Sold Price:

Lease SF/Y: **\$12**
Rented Price:
Mthly. Rnt. Price: **\$1,500**
Ann. Passthru. \$/SF:

Multiple PINs: **No**

Min Rent. SF: **1500**
Max Rent. SF: **1500**
Relist:



Lot Dimensions: **100 X 250**

Acreage:

Land Sq Ft: **25000**

Approx Total Bldg SF: **8720**

Gross Rentable Area: **1500**

Net Rentable Area: **1350**

Estimated Cam/Sf: **\$0**

Est Tax per SF/Y: **\$0**

Lease Type: **Gross**

Remarks: **Move in ready! This professional office space features a ceramic tiled entry, 4 work stations, private office, conference room, break room with full size refrigerator, storage room and ADA bathroom. Natural light from abundant windows. Ample parking. Brick/block construction. Central AC and gas forced heat. 200 AMP service. Easy access to I 94 just 8 miles east of Park Place Industrial Park. Warm, earth tone colors. Ideal for counseling group, accounting, medical billing, call center, "Boiler room" sales, law office, insurance sales, etc...Very private location with signage on Park Avenue. Low association of 150 monthly includes snow removal, landscaping, insurance, exterior maintenance, disposal, etc... Flexible Owner will sell, rent or lease with option to buy! Owner will include all office furniture and file cabinets. This is a "turn key" office space at a great price!**

Approximate Age: **16-25 Years**

Type Ownership: **Individual**

Frontage Acc: **City Street**

Docks/Delivery: **None**

Drive in Doors: **0**

Trailer Docks: **0**

Geographic Locale: **North Suburban**

Location: **Commercial Business Park**

Construction: **Brick**

Building Exterior: **Brick**

Foundation: **Concrete**

Roof Structure: **Flat**

Roof Coverings: **Membrane**

Air Conditioning: **Central Air**

Heat/Ventilation: **Ceiling Units, Gas**

Electrical Svcs: **Circuit Breakers, 201-600 Amps**

Fire Protection: **None**

Current Use: **Commercial, Office and Research, Office/General, Office,**

Professional Service

Potential Use: **Commercial, Office and Research, Call Center, Financial Services,**

Law Firm, Office/Medical, Office/Retail

Client Needs:

Client Will:

Misc. Outside:

Parking Spaces: **10**

Indoor Parking:

Outdoor Parking: **13-18 Spaces**

Parking Ratio:

Misc. Inside: **Air Conditioning, Multi-Tenant, Private Restroom/s, Furnished Units Available**

Floor Finish: **Carpet, Varies, Vinyl**

Extra Storage Space Available: **No**

Water Drainage: **Storm Sewers**

Utilities To Site: **Electric to Site, Gas to Site, Sanitary Sewer to Site, Water-Municipal, Water to Site**

HERS Index Score:

Green Disc:

Green Rating Source:

Green Feats:

Known Encumbrances: **None Known**

Backup Info: **Aerial Map, Demographics, Floor Plans and Specs, Tax Bill**

Tenant Pays: **All Utilities**

Possession: **Closing, Negotiable**

Sale Terms:

Investment: **Yes**

Users: **Yes**

Gas Supplier: **Nicor Gas**

Electric Supplier: **Commonwealth Edison**

Financial Information

Gross Rental Income: **\$0**

Total Income/Month:

Total Income/Annual: **\$0**

Annual Net Operating Income: **\$0**

Net Operating Income Year:

Cap Rate:

Real Estate Taxes: **\$2,746.14**

Tax Year: **2025**

Total Annual Expenses: **\$0**

Expense Year:

Expense Source:

Loss Factor:

Broker: **Robert E. Frank Real Estate (2412) / (847) 356-5263**

List Broker: **Robert E. Frank, GRI (11927) / (847) 356-5263 / robertefrankrealestate@gmail.com; Landman5263@aol.com**

CoList Broker:

More Agent Contact Info:

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NOTICE: Many properties contain recording devices, and buyers should be aware that they may be recorded during a showing.

MLS #: 12643351

Prepared By: Robert E. Frank, GRI | Robert E. Frank Real Estate | 05/08/2026 09:50 PM