

# GURNEE HARD CORNER SITE AVAILABLE FOR SALE WASHINGTON ST. AND MILWAUKEE AVE.



**40,074 Total Square Foot Site/5,320 SF Building**  
**223 IL 21 (Milwaukee Ave.), Gurnee, IL 60031**

## **Protect Realty**

350 N. Milwaukee Avenue  
Suite 201  
Libertyville, IL 60048

## **Tim Hart**

Founder/Managing Broker  
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# PROTECT REALTY

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# Property and Purchase Highlights



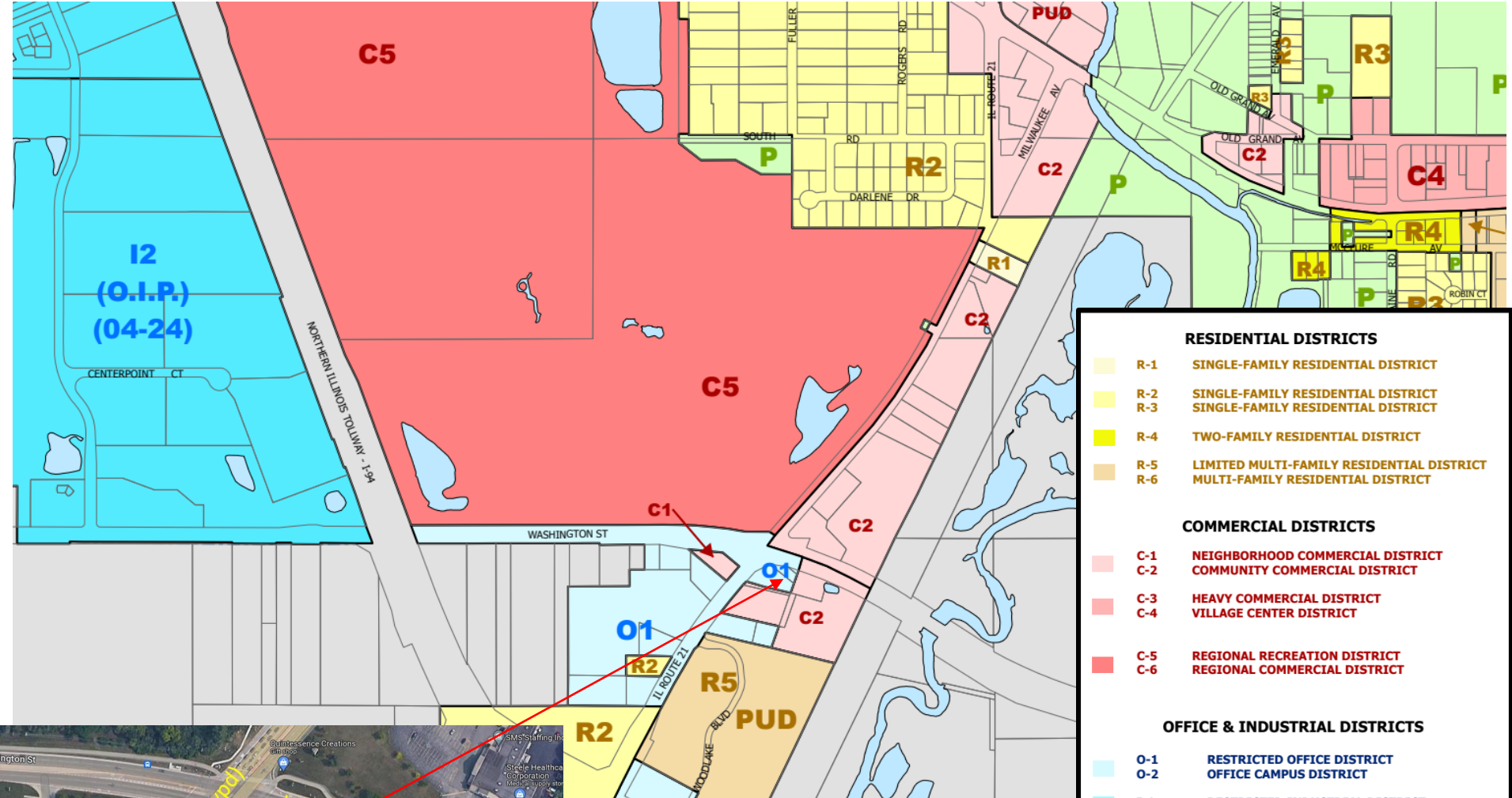
## 223 Milwaukee Ave., Gurnee

- Hard Corner high exposure site.
- Across from Six Flags Great America with over 2.5 million visitors in 2022
- 0.3 mile from access to I-94 with over 87,000 vpd
- Over 31k vehicles per day on Washington St.
- Adjacent to Saratoga Square with over 113,000 SF of retail, restaurant, and office space
- Average HH income over \$120k within 2 miles
- Over 165k population within 5 miles

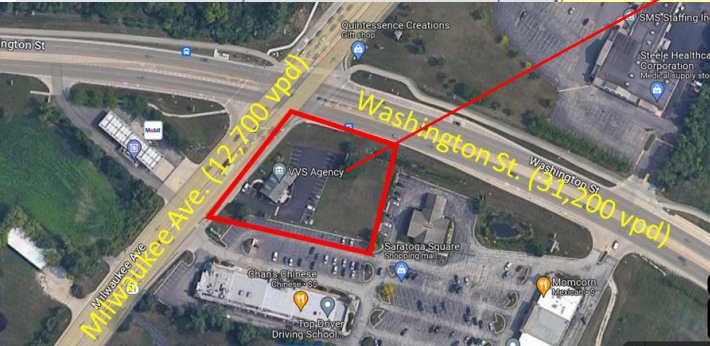
## OFFERING HIGHLIGHTS

<b>Type of Sale:</b>	Existing Building For Sale or Land site for new development
<b>Address:</b>	223 IL-21 (Milwaukee Ave), Gurnee, IL 60031
<b>Location:</b>	Southeast Corner of Washington St. and Milwaukee Ave.
<b>Property Size:</b>	40,074 Square Feet
<b>Building Sizes:</b>	5,320 SF over 3 levels
<b>Number of Units:</b>	13 office suites of which 9 are leased on a month to month basis
<b>Income:</b>	Current annual revenue approx. \$44k
<b>Taxes:</b>	PIN 011: \$18,502.48 (2022) PIN 001: \$ 1,779.74 (2022) Total: \$20,282.22
<b>Asking Price:</b>	Subject to Offer
<b>PINS:</b>	07-22-401-011 07-22-401-001
<b>Zoning:</b>	Currently O-1 (Restricted Office)
<b>Parking:</b>	TBD

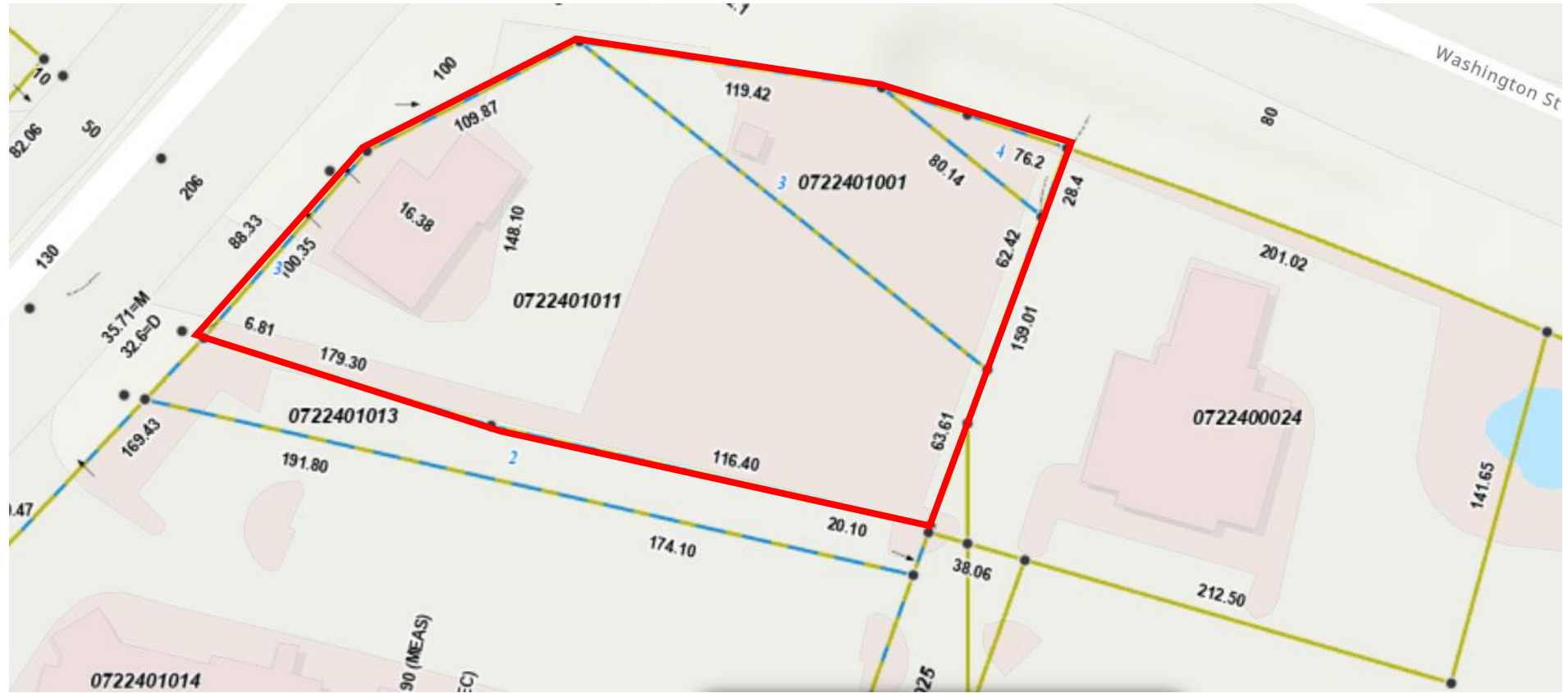
# Zoning Map



RESIDENTIAL DISTRICTS	
	R-1 SINGLE-FAMILY RESIDENTIAL DISTRICT
	R-2 SINGLE-FAMILY RESIDENTIAL DISTRICT
	R-3 SINGLE-FAMILY RESIDENTIAL DISTRICT
	R-4 TWO-FAMILY RESIDENTIAL DISTRICT
	R-5 LIMITED MULTI-FAMILY RESIDENTIAL DISTRICT
	R-6 MULTI-FAMILY RESIDENTIAL DISTRICT
COMMERCIAL DISTRICTS	
	C-1 NEIGHBORHOOD COMMERCIAL DISTRICT
	C-2 COMMUNITY COMMERCIAL DISTRICT
	C-3 HEAVY COMMERCIAL DISTRICT
	C-4 VILLAGE CENTER DISTRICT
	C-5 REGIONAL RECREATION DISTRICT
	C-6 REGIONAL COMMERCIAL DISTRICT
OFFICE & INDUSTRIAL DISTRICTS	
	O-1 RESTRICTED OFFICE DISTRICT
	O-2 OFFICE CAMPUS DISTRICT
	I-1 RESTRICTED INDUSTRIAL DISTRICT
	I-2 GENERAL INDUSTRIAL DISTRICT
	I-2(O.I.P.) SPECIAL USE FOR AN OFFICE INDUSTRIAL PARK
	I-3 INTENSIVE INDUSTRIAL DISTRICT
SPECIAL PURPOSE DISTRICTS	
	EGG EAST GRAND GATEWAY OVERLAY DISTRICT
	P PUBLIC LANDS DISTRICT



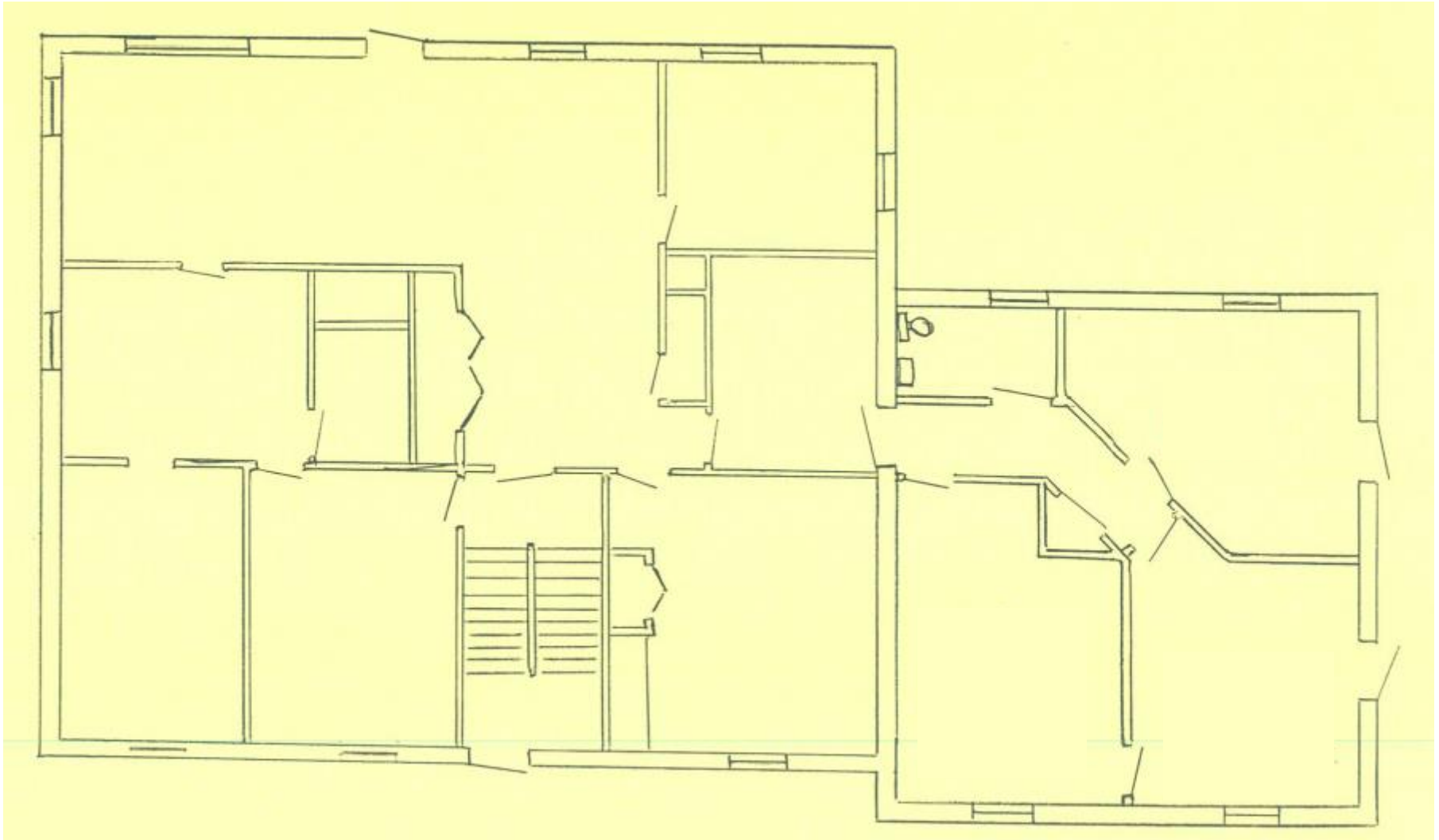
# Tax Parcel Map



# Existing Building Plans



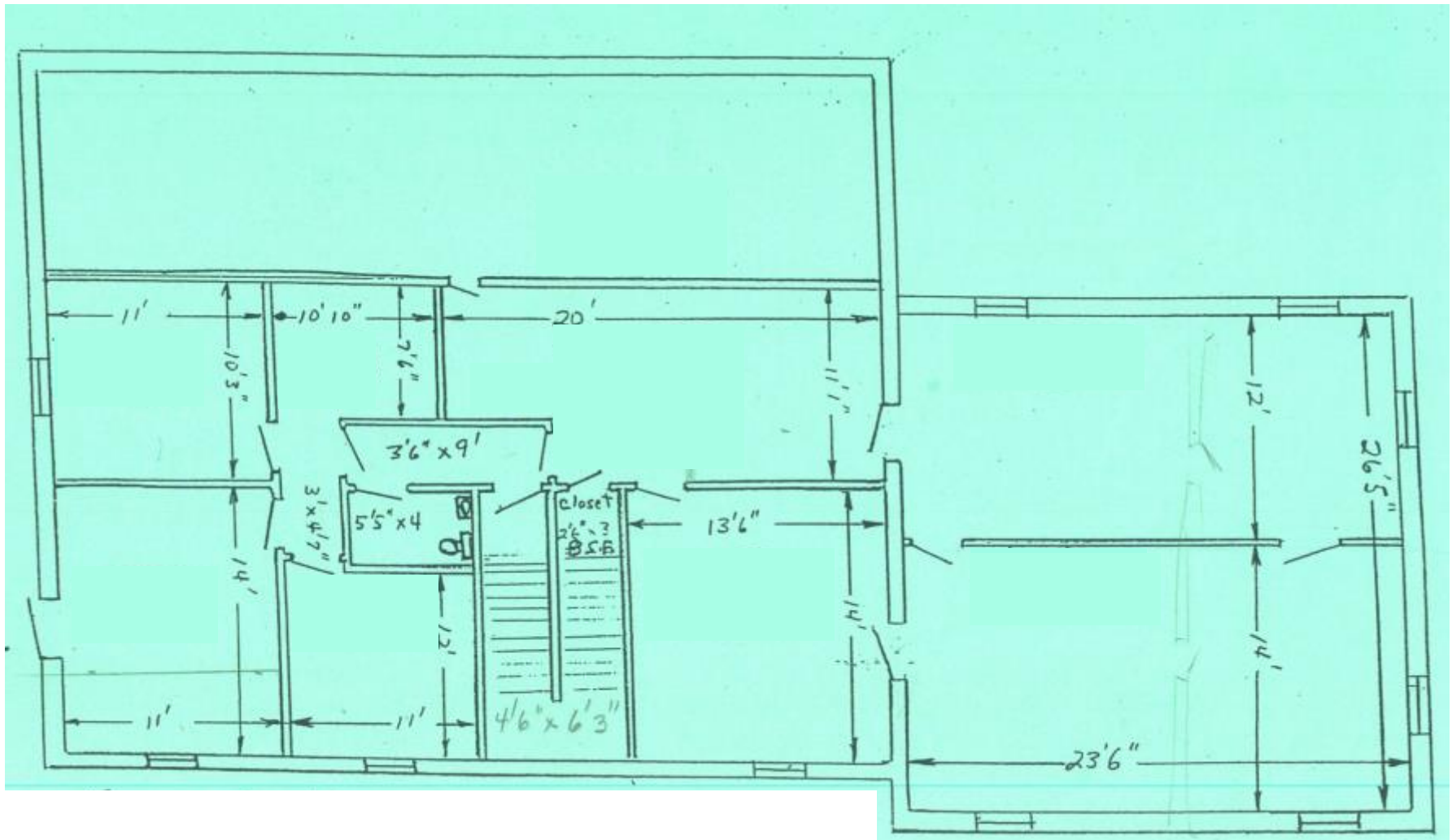
## Main Floor



# Existing Building Plans



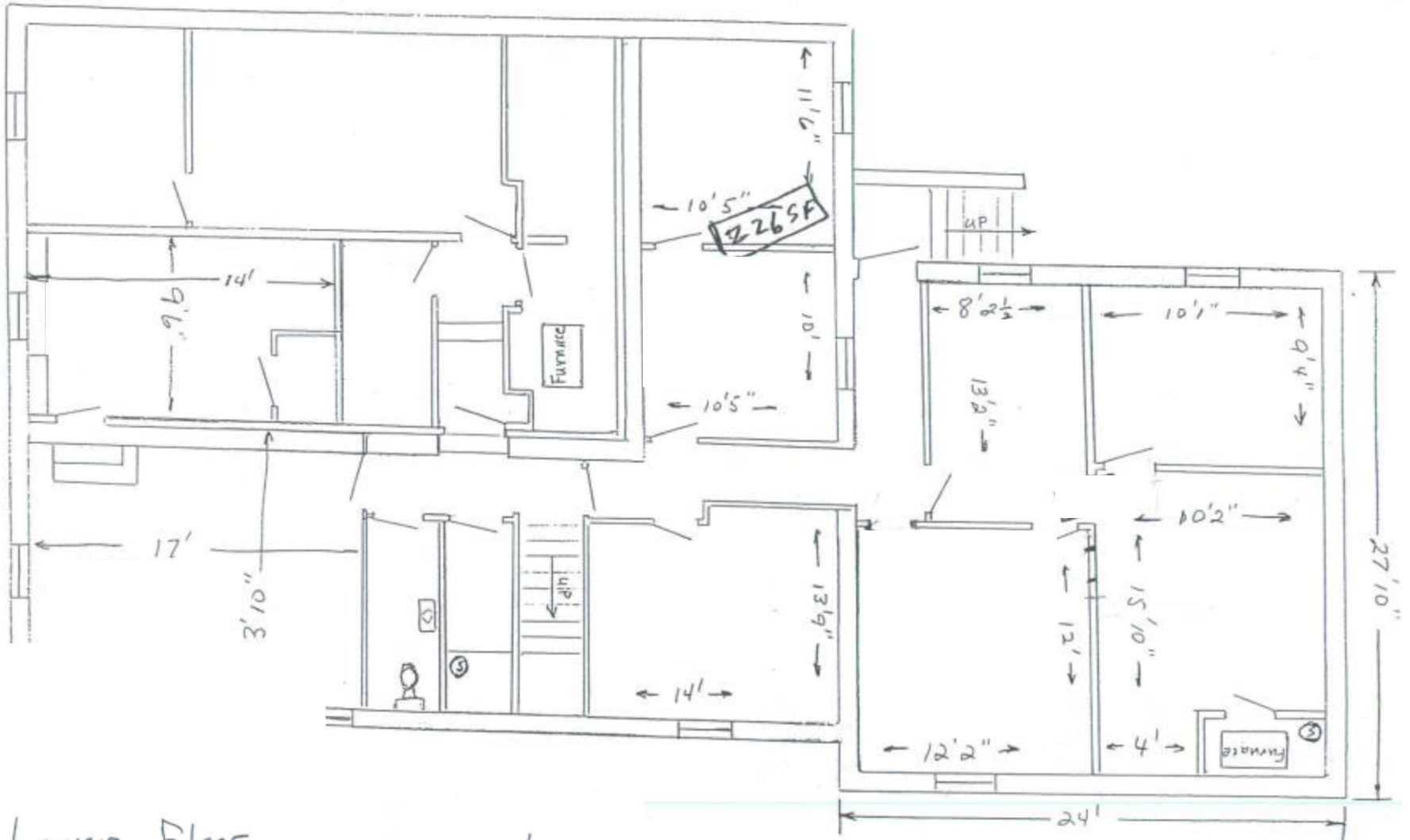
## Upper Floor



# Existing Building Plans



## Lower Floor



Lower Floor

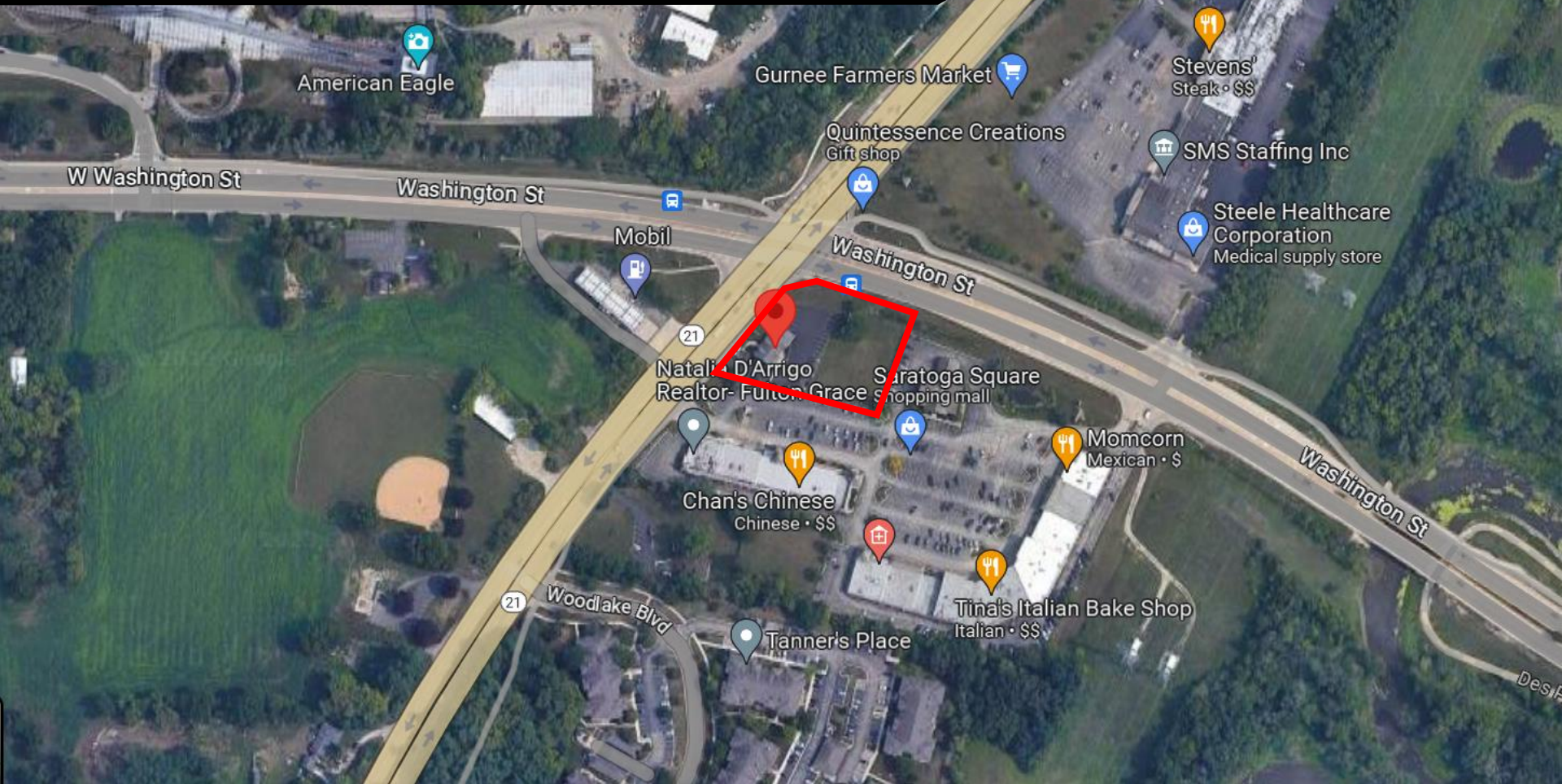


# Building Photos





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