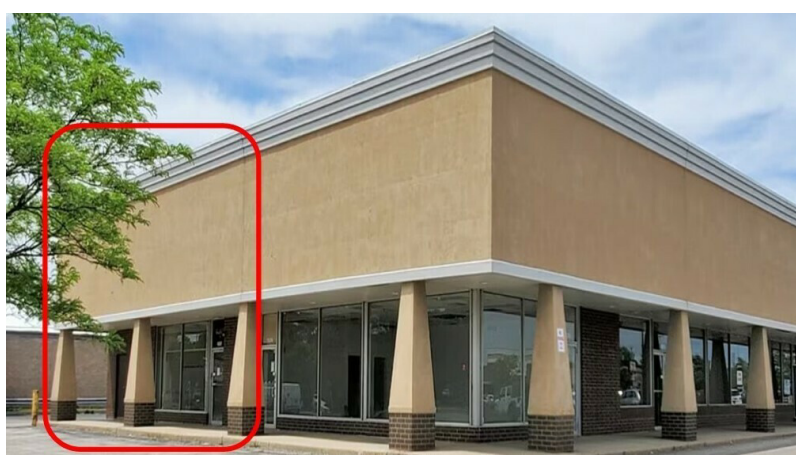


MLS #12422850

RETAIL



RETAIL / OFFICE SPACE 1,686 - 4,800 SF

\$8.00 - 12.00 PSF (NNN)

**Property Description**

**End Unit Retail / Office Space**

Grand Plaza Shopping Center, offers a versatile, high-visibility space in a thriving commercial corridor. With its prime location, and adaptable layout, the unit is an outstanding choice for businesses looking to establish or expand their presence in the Franklin Park area.

**Unit 10207:** is a 1,686 SF former Chiropractic office with 5 small offices/ treatment rooms, a sauna, shower, utility / storage room, 2 baths and large reception area. Ideal for businesses such as professional office, café, or an upscale tattoo salon with private rooms.

Current layout needs some updates and landlord willing to work with Tenant for a fresh look. Total monthly rent of \$2,526.19 including NNN.

**Unit 10223:** 4,800 SF Former Pet Store. All clean and waiting for your business. Wide open layout with three smaller rooms for storage or whatever you would like for your business. There is a Washer and Dryer in unit as well! Landlord willing to work with Tenant for fresh look. May be Divisible!

Asking Price:\$12.00PSF, Plus CAM and Taxes.

**Specifications**

Center Size:	42,111 SF
Year Built:	1980
HVAC System:	GFA/Central Air
Electrical:	200 amp
Sprinklers:	Yes
Washrooms:	2 ADA
Ceiling Height:	10 ft
Parking:	Ample
Sewer/Water:	City
Zoning:	C2
Utilities:	Tenant Responsibility
CAM & Taxes	CAM: \$4.98 psf Taxes: \$ 5.00 psf
PIN #:	12-28-300-029

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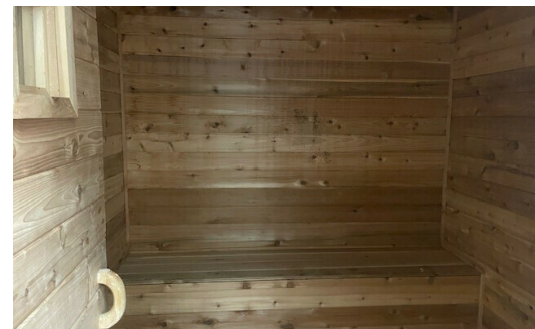
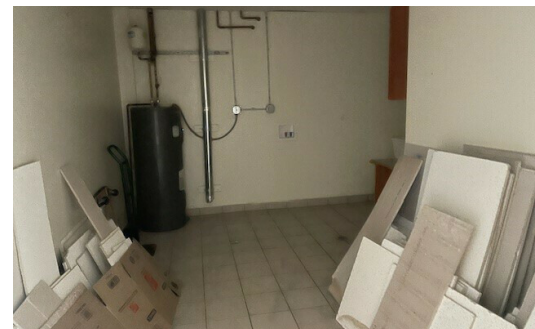
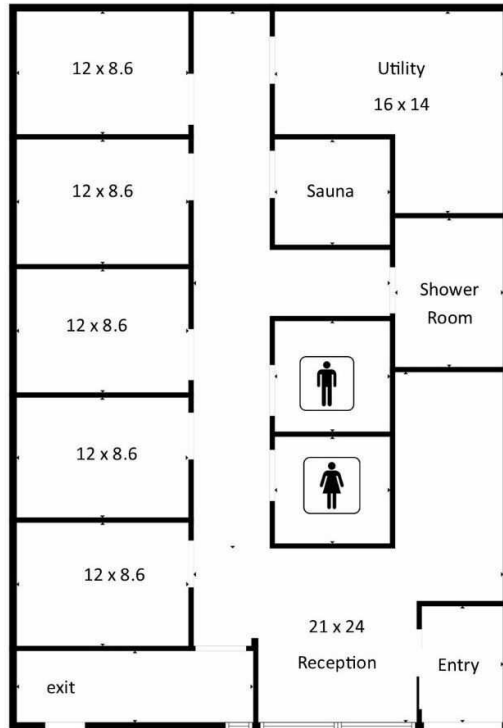
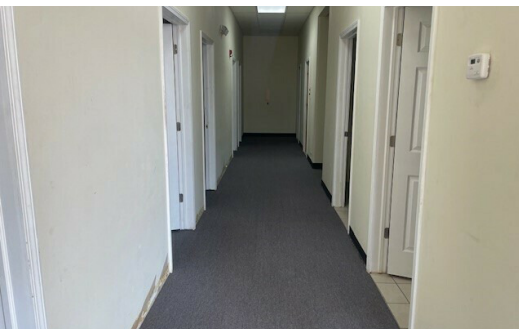
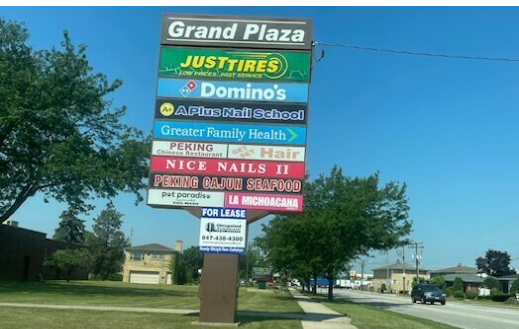


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For Lease

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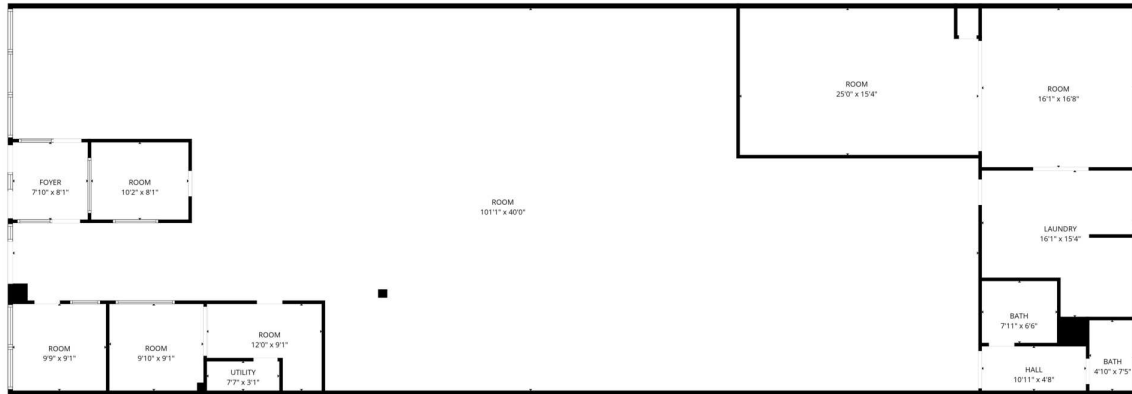
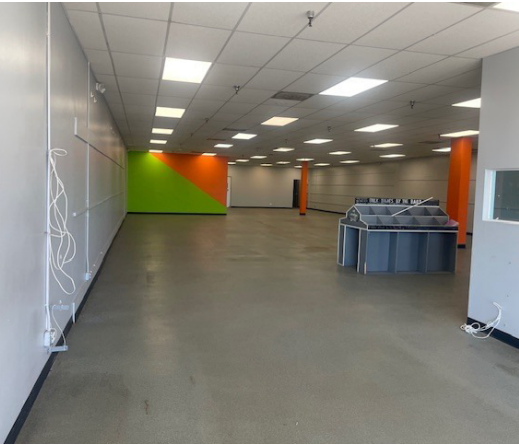


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