

10221 & 10223 W. Grand Avenue

Franklin Park, IL 60131

For Lease

MLS #12667356 / #12667367

RETAIL



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

12.00 PSF (NNN)

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 10221: 1,800 SF, Former Ice Cream shop - Wide open layout with an ADA bathroom and a slop sink in the back. This unit is available and waiting for your business. Great location for any business. Asking Price: \$12 PSF, plus CAM & Taxes

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 PSF, plus CAM & 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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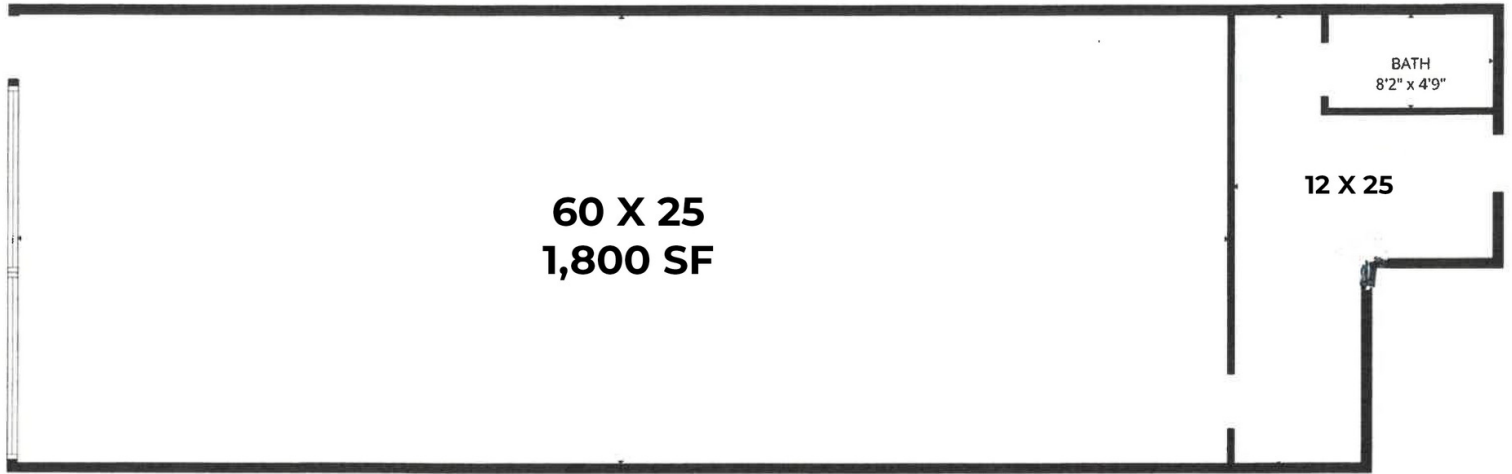
Sharon Glasshof
Senior Broker

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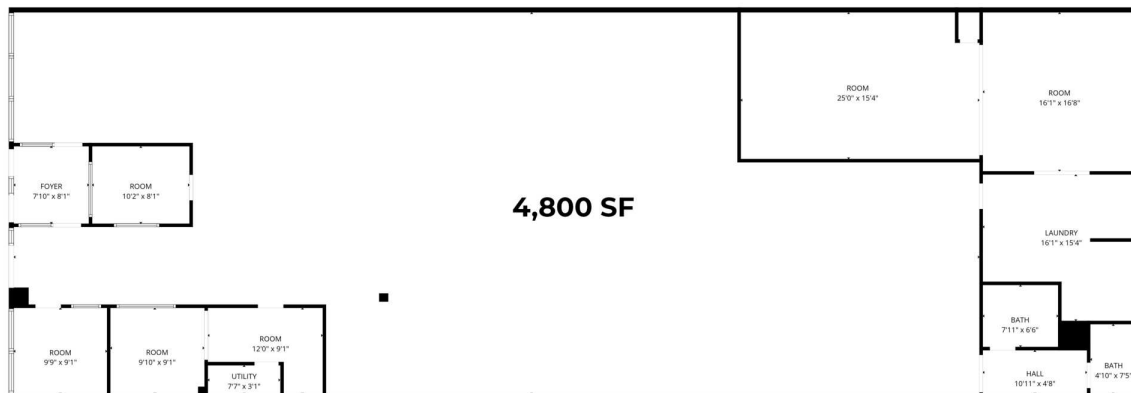
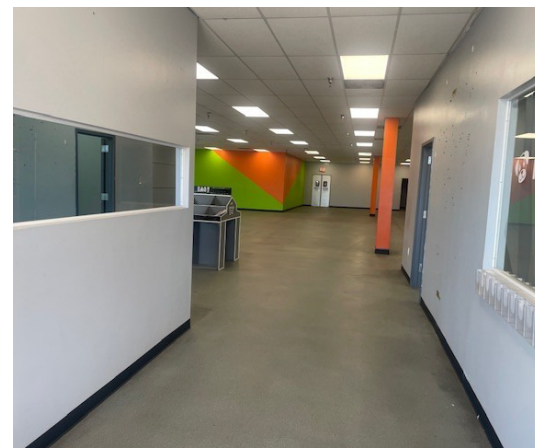
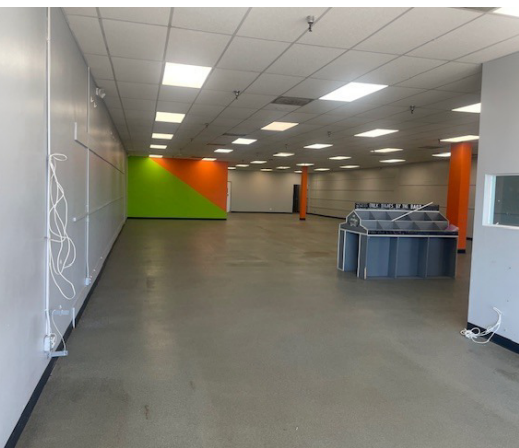
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