

Professional Office Building & Land **For Sale**

Maves Professional Building
11316 W. Wadsworth Rd
Beach Park, IL 60099



Investment and Development Opportunity! Perfect for any Business!
Distinctive custom built Office Building with abundant parking on 7.3 acres
of land. Wadsworth Road Frontage, a busy east/west corridor leading to I-94.

Zoned for Business Development!

**Part of the TIF (Tax Increment Financing) Project Zone.
Invest with Tax Advantages!**

Seller Financing Available!

This 12,232 sq. ft contemporary professional office facility is anchored by the Maves Chiropractic Clinic on the Main Floor. (5500 sq. ft) The gorgeous custom built stone structure is built with quality and designed for multiple use. The building's exterior of Arizona's Copper Mountain Stone. A beautiful spacious building in design and functionality!

Main Level •60 x 20 ft waiting room with dramatic cathedral ceiling
•10 individual treatment/office rooms •Break room •2 bathrooms

Lower Level is anchored by a thriving Dental practice with an additional rental space.

3rd Level is a dramatic executive suite apartment complete with great room, stone fireplace, solarium, hardwood floors, & 2 BR, 2 Baths. This private apartment features a vast storage space.

Ample paved and lighted parking for both levels

Zoning B-1 Zoning This is a Prime Business Location. The 3 Frontage lots on Wadsworth Road have 3 water and sewer stubs. (see #3 in diagram)

Location The Maves Professional Building is located on Wadsworth Road, 1/4 mile east of Lewis Avenue and 1/2 mile west of Sheridan Road. Wadsworth Road is a high volume traffic road leading to the Waukegan Airport, Illinois Beach State Park, Gurnee Mills and I-94

- Easy Access to I-94 and 1 mile from Waukegan Regional Airport
- Beach Park is located between Waukegan and Zion, IL
- Village of Beach Park office next door
- Chicago 45 miles south
- Illinois Beach State Park 2 miles
- Waukegan Regional Airport
- Milwaukee 40 miles north
- Abbott Labs 15 miles

Shown by Appointment:

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- Seller Financing Available
- Will Cooperate With A Broker



