



**FOR LEASE**

**418-1 Ridge Rd**

Wilmette, IL 60091

**PRESENTED BY:**

**Emily Halim-Atia**

224-496-0904

**EXECUTIVE SUMMARY**



**OFFERING SUMMARY**

<b>LEASE RATE: :</b>	\$39/PSF
<b>AVAILABLE SF:</b>	1,352 SF
<b>Tax</b>	\$3.88/PSF
<b>CAM</b>	\$3/PSF
<b>Total Monthly Rent</b>	\$5,169

## PROPERTY HIGHLIGHTS



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- HOTTEST AREA IN WILMETTE
- Move in ready-new electric, HVAC, and plumbing
- All permitting and plans completed with the village and health department
- Occupancy load of 9 customers
- Build out for a Bakery/Cafe
- Ready to hook up equipment which include:
  - regency hand sink with splash guards
  - Mixer
  - Proofer
  - double deck oven
  - condensate hood
  - 2 door upright refrigerator
  - 2 door upright freezer
  - 3 stainless steel work table
  - dough sheeter
  - ice machine
  - wood top work table
  - sneeze guard
  - Grease trap
- Mop sink, 3 compartment sink, and handicap chair lift completed by landlord
- Neighboring tenants include The Vibe Fitness, June Clothing Shop, Medical Office, and DDK Cabinets which will draw a lot of customers