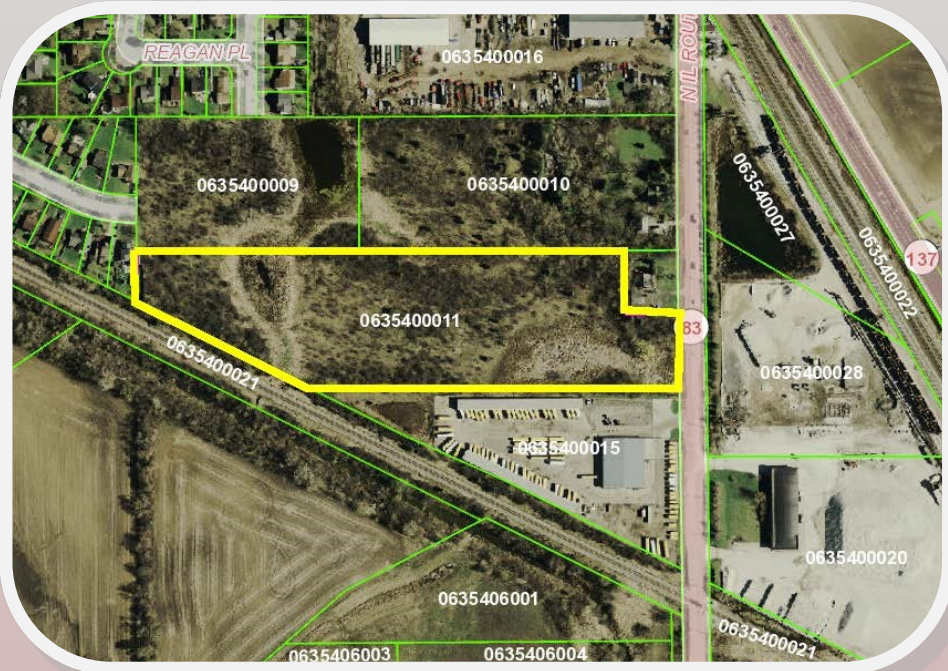


LAND FOR SALE

RT. 83 FRONTAGE

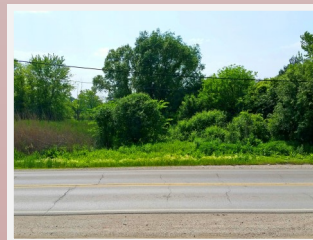
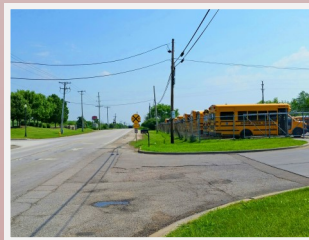
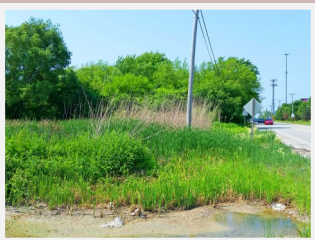


PROPERTY FEATURES:

- * Approx. 8.42 Acres
- * Approx. 366,775 sq. ft.
- * Zoned R1
- * Approx. 7,250 Vehicles Per Day
- * Approx. 182 feet of Front Footage
- * Commercial Potential

DIRECTIONS:

Route 120 to South on Rt 83 (Ivanhoe Road). Site is on west side of road just north of the bus barn.



**32146 N. IL Route 83
Grayslake, IL 60030**

Price Reduced
\$129,000

Over 8 acres with commercial/industrial potential. Frontage on Route 83. High traffic counts. Seller willing to carry paper and may joint venture. Lies in path of proposed Rt. 120 bypass. Speculate on the land or build your business here. Sold as is. Walk property at own risk.



Robert E. Frank, GRI
Robert E. Frank Real Estate, Inc.
P.O. Box 1111, Lake Villa, IL 60046
OFFICE: (847) 356-5263
CELL: (847) 508-5263
FAX: (847) 356-3311
RobertEFrankRealEstate@gmail.com
www.Facebook.com/RobertEFrankRealEstate

www.RobertEFrankRealEstate.com



*All information is
Not Guaranteed*



Land

Status:
Area:
Address:
Directions:

PCHG
30
32146 N IL Route 83 , Grayslake, IL 60030
Route 120 to South on Rt 83 (Ivanhoe Road). Site is on west side of road just north of the bus barn

MLS #: **10048198** List Price: **\$129,900**
List Date: **08/10/2018** Orig List Price: **\$199,000**
List Dt Rec: **08/10/2018** Sold Price:
Rental Price: **\$0**

Closed:
Off Market:
Dimensions:
Ownership:
Corp Limits:
Coordinates:

Contract Date:
Financing:
182X881X474X117X1175X149X127
Fee Simple
Grayslake Township: **Avon**

Rental Unit:
List Mkt Time: **452**
Concessions:
Contingency:
County: **Lake**
Fireplaces:

Rooms:
Bedrooms:
Basement:
Mobility Score: **38 - Minimal Mobility.**

Bathrooms (full/half): **/**
Master Bath:
Bmt Bath: **No**

Parking:
Garage Type:
Spaces: **0**



Remarks: **Over 8 acres with commercial/industrial potential. Frontage on Rt. 83. Land has been partially cleared and can be driven or walked. Access via gravel driveway entrance. High traffic counts on Route 83. IDOT ROW easement impacts small portion of the site. Speculate on the land or build your business here. Seller planned to build multiple metal industrial buildings but is now pursuing other opportunities. Sold as is. Walk/drive property at own risk.**

School Data
Elementary: **Prairieview (46)**
2nd/Alternate: **Frederick**
Junior High: **Grayslake (46)**
High School: **Grayslake Central (127)**

Assessments	Tax	Miscellaneous
Special Assessments: No	Amount: \$8,187.10	Waterfront: No
Special Service Area: No	PIN: 06354000110000	Acreage: 8.53
	Mult PINs: No	Appx Land SF: 366775
	Tax Year: 2017	Front Footage: 182
	Tax Exmps: None	# Lots Avail: 1
Zoning Type: Single Family R1		Farm: No
Actual Zoning: R1		Bldgs on Land?: No

Laundry Features:
Lot Size: **8.0-9.99 Acres**
Lot Desc:
Land Desc: **Horses Allowed, Level, Tillable, Wetland/s**
Land Amenities:
Farms Type:
Bldg Improvements:
Current Use: **Agricultural/Land Only, Zoning Change Required**
Potential Use: **Agricultural/Land Only, Zoning Change Required**
Location: **Mixed Use Area**
Known Liens:
Seller Needs:
Seller Will: **Create Paper, Joint Venture**

Ownership Type:
Frontage/Access: **State Road**
Driveway:
Road Surface: **Asphalt**
Rail Availability:
Tenant Pays:
Min Req/SF (1):
Min Req/SF (2):
Other Min Req SF:
Lease Type:
Loans:
Equity:
Relist:

Type of House:
Style of House:
Basement Details: **None**
Construction:
Exterior:
Air Cond:
Heating:
Utilities to Site: **Electric Nearby, Gas Nearby, Septic System Required, Well-Required**
General Info: **School Bus Service, Commuter Train**
Backup Package: **Yes**
Backup Info: **Aerial Map, Demographics, Tax Bill, Traffic Counts**
Possession: **Closing**
Sale Terms:
Addl. Sales Info.: **None**
Broker Owned/Interest: **No**

Broker: **Robert E. Frank Real Estate (2412) / (847) 356-5263**
List Broker: **Robert E Frank, GRI (11927) / (847) 356-5263 / robertefrankrealestate@gmail.com; Landman5263@aol.com**
CoList Broker: **More Agent Contact Info:**

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NOTICE: Many homes contain recording devices, and buyers should be aware that they may be recorded during a showing.

MLS #: 10048198

Prepared By: Robert E Frank, GRI | Robert E. Frank Real Estate | 11/04/2019 02:59 PM

