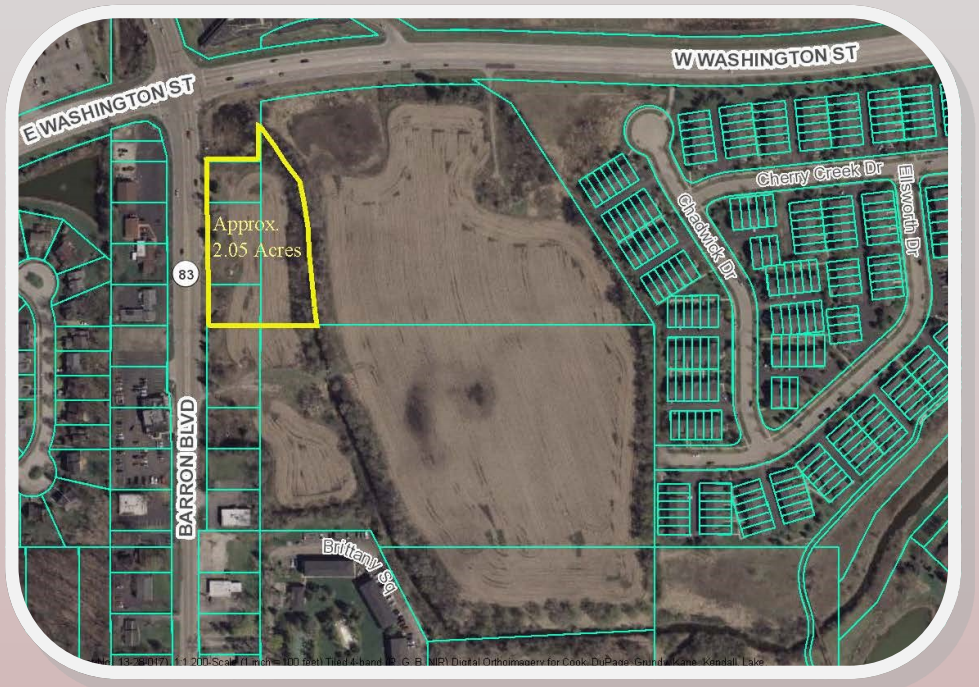
LAND FOR SALE

PRIME LOCATION

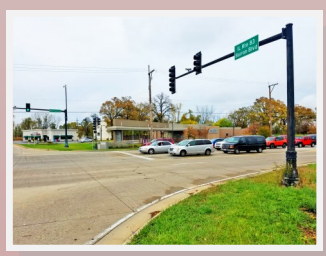


PROPERTY FEATURES:

- *Approx. 2.05 Acres*
- *4 PINS:*
  - *06-23-404-027*
  - *06-23-404-024*
  - *06-23-404-017*
  - *06-23-400-020*
- *Zoned:*
  - *(GB) General Business*
  - *(SCB) Shopping Center Business*
- *Adjoining Land Available*
- *Over 14,000 Vehicles per Day!*
- *Many Possibilities*

DIRECTIONS:

SEC of Washington and IL Route 83



34165 N. Barron Blvd.
Grayslake, IL 60030

Asking

$349,000

Grayslake 2.05 acre commercial (almost) corner site on Rt 83 and Washington Street. The hard corner is open space and won't be built on so this site has full corner exposure. Zoned General Business and SCB with many potential uses. Washington and Rt. 83 are major east/west and north/south corridors though Lake County. Rt. 83 traffic count is 14,100 and Washington is 22,400! Village of Grayslake motivated to see this site developed and may offer incentives. Owner may consider a joint venture. Additional adjoining land available. See MLS #09777173. Could be professional office, retail, restaurant, convenience store with fuel, Etc... Lots of possibilities. Note low taxes!!Walk at own risk. Note: some parcels may be split. See aerial.

Robert E. Frank, GRI
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RobertEFrankRealEstate.com

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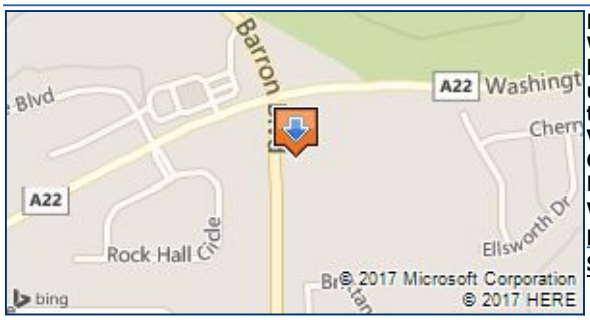
All information is Not Guaranteed

Land
Status: **NEW**
Area: **30**
Address: **34165 N Barron Blvd , Grayslake, Illinois 60030**
Directions: **SEC of Washington and IL Route 83**

MLS #: **09777327**		List Price: **$349,000**
List Date: **10/13/2017**		Orig List Price: **$349,000**
List Dt Rec: **10/13/2017**		Sold Price:
		Rental Price:
Closed:	Contract Date:	Rental Unit:
Off Market:	Financing:	List Mkt Time: **6**
Dimensions: **400X131X350X70X50X131**		Concessions:
Ownership: **Fee Simple**	Subdivision:	Contingency:
Corp Limits: **Grayslake**	Township: **Avon**	County: **Lake**
Coordinates:		# Fireplaces:
Rooms:	Bathrooms / (full/half):	Parking:
Bedrooms:	Master Bath:	Garage Type:
Basement:	Bmt Bath:	# Spaces: **0**



Remarks: **Grayslake 2.05 acre commercial (almost) corner site on Rt 83 and Washington Street. The hard corner is open space and won't be built on so this site has full corner exposure. Zoned General Business and SCB with many potential uses. Washington and Rt. 83 are major east/west and north/south corridors though Lake County. Rt. 83 traffic count is 14,100 and Washington is 22,400! Village of Grayslake motivated to see this site developed and may offer incentives. Owner may consider a joint venture. Additional adjoining land available. See MLS#09777173. Could be professional office, retail, restaurant, convenience store with fuel, Etc... Lots of possibilities. Note low taxes!!Walk at own risk. Note: some parcels may be split. See aerial.**

School Data
Elementary: **Meadowview (46)**
Junior High: **Grayslake (46)**
High School: **Grayslake Central (127)**
Other:

Assessments	Tax	Miscellaneous
Special Assessments: **No**	Amount: **$376.86**	Waterfront: **No**
Special Service Area: **No**	PIN: **06234040270000**	Acreage: **2.05**
	(Map)	Appx Land SF: **89298**
	Mult PINs: **Yes**	Front Footage: **400**
Zoning Type: **Commercial**	Tax Year: **2016**	# Lots Avail: **8**
Actual Zoning: **GBSC**	Tax Exmps: **Other**	Farm: **Yes**
		Bldgs on Land?: **No**

Lot Size: **2.0-2.99 Acres**
Lot Desc:
Land Desc: **Floodplain, Irregular, Tillable, Wetland/s**
Land Amenities:
Farms Type: **Grain**
Bldg Improvements:
Current Use: **Agricultural/Land Only**
Potential Use: **Commercial, Condominium, Office and Research, Retail**
Location: **Mixed Use Area**
Known Liens: **None Known**
Seller Needs: **Cash**
Seller Will: **Joint Venture**

Ownership Type: **Corporation**
Frontage/Access: **State Road**
Road Surface: **Asphalt**
Rail Availability: **None**
Tenant Pays:
Min Req/SF (1):
Min Req/SF (2):
Other Min Req SF:
Lease Type:
Loans:
Equity:

Type of House:
Style of House:
Basement Details: **None**
Construction:
Exterior:
Air Cond:
Heating:
Utilities to Site: **Electric to Site, Gas to Site, Sanitary Sewer Nearby, Water-Nearby**
General Info: **School Bus Service, Flood Zone (Partial)**
Backup Package: **Yes**
Backup Info: **Aerial Map, Demographics, Plans and Specs, Soil Map, Topographic Maps, Traffic Counts**
Possession: **Closing**
Sale Terms:
Addl. Sales Info.: **REO/Lender Owned**
Agent Owned/Interest: **No**

Broker: **Robert E. Frank Real Estate**	Ph #: **(847) 356-5263**	Team:
List Agent: **Robert E Frank, GRI**	Ph #: **(847) 356-5263**	Email: **robertefrankrealestate@gmail.com; Landman5263@aol.com**
Co-lister:	Ph #:	More Agent Contact Info:

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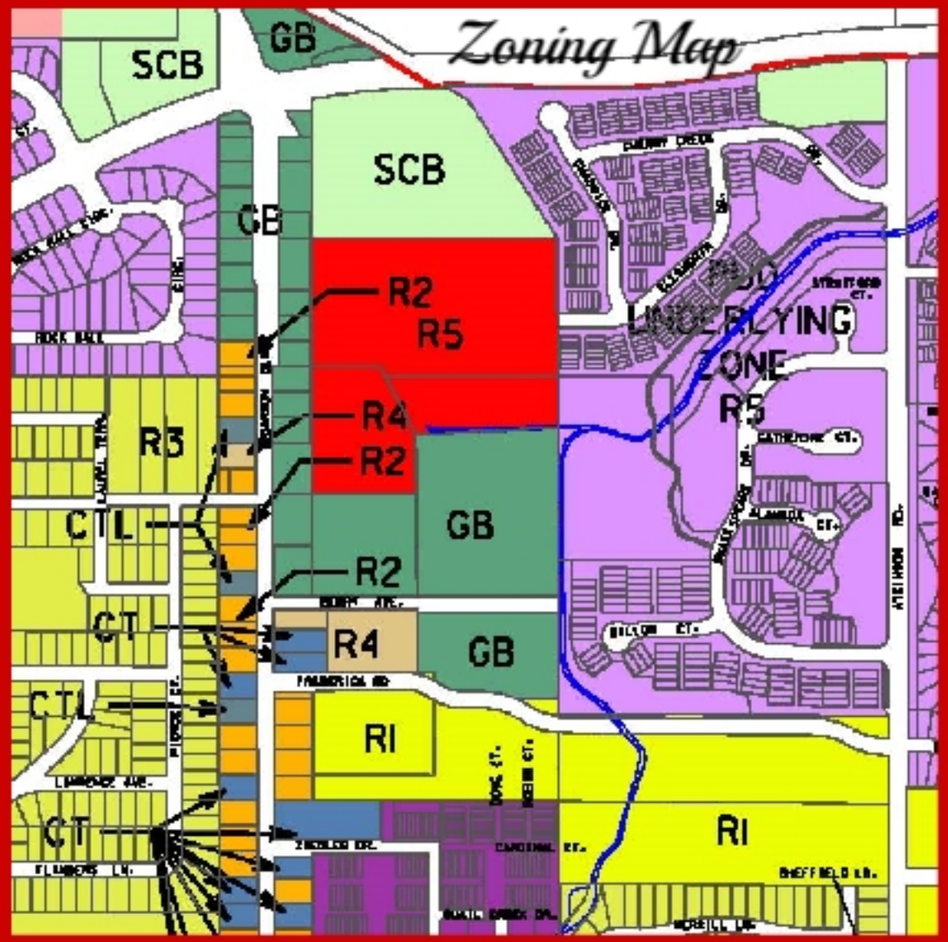
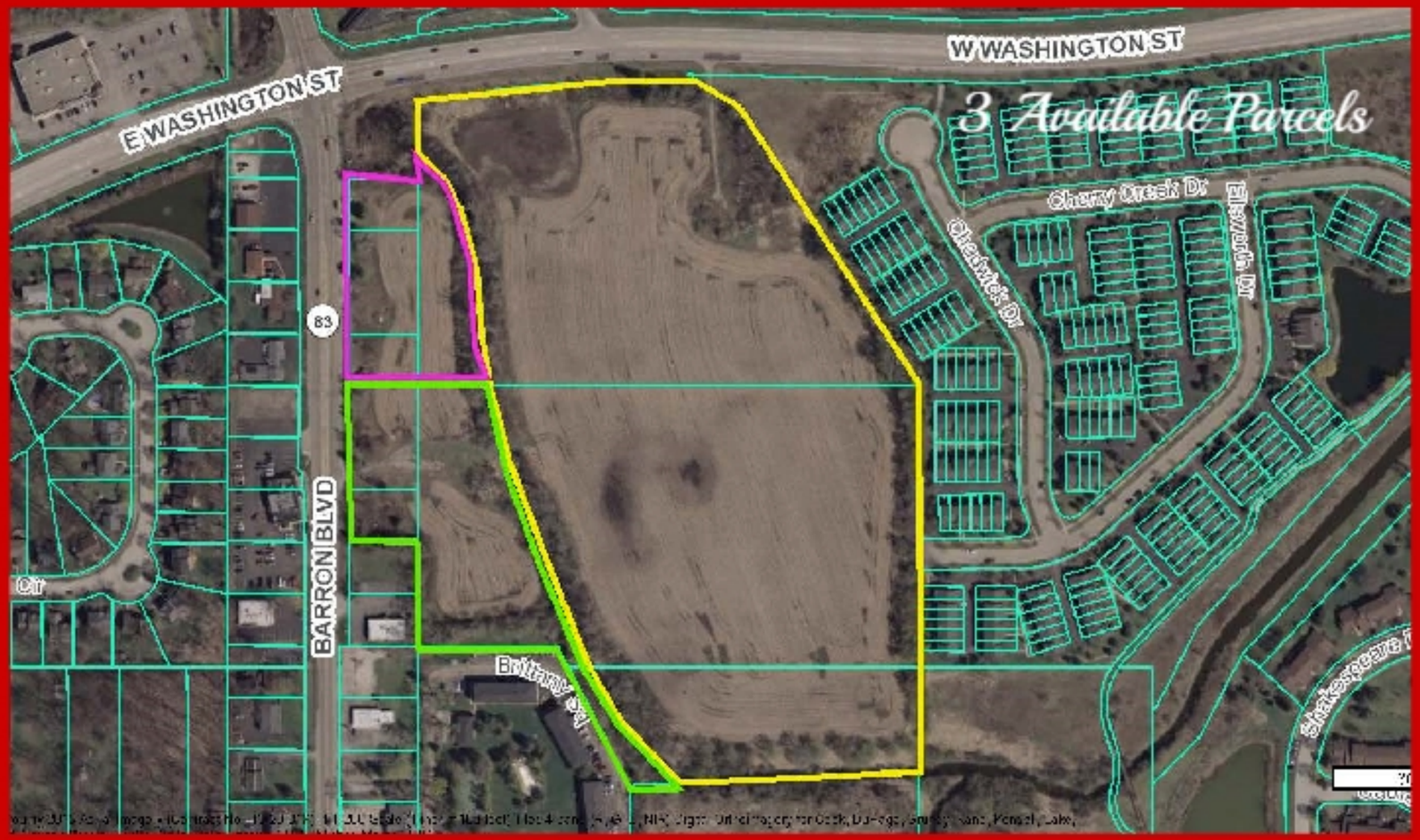
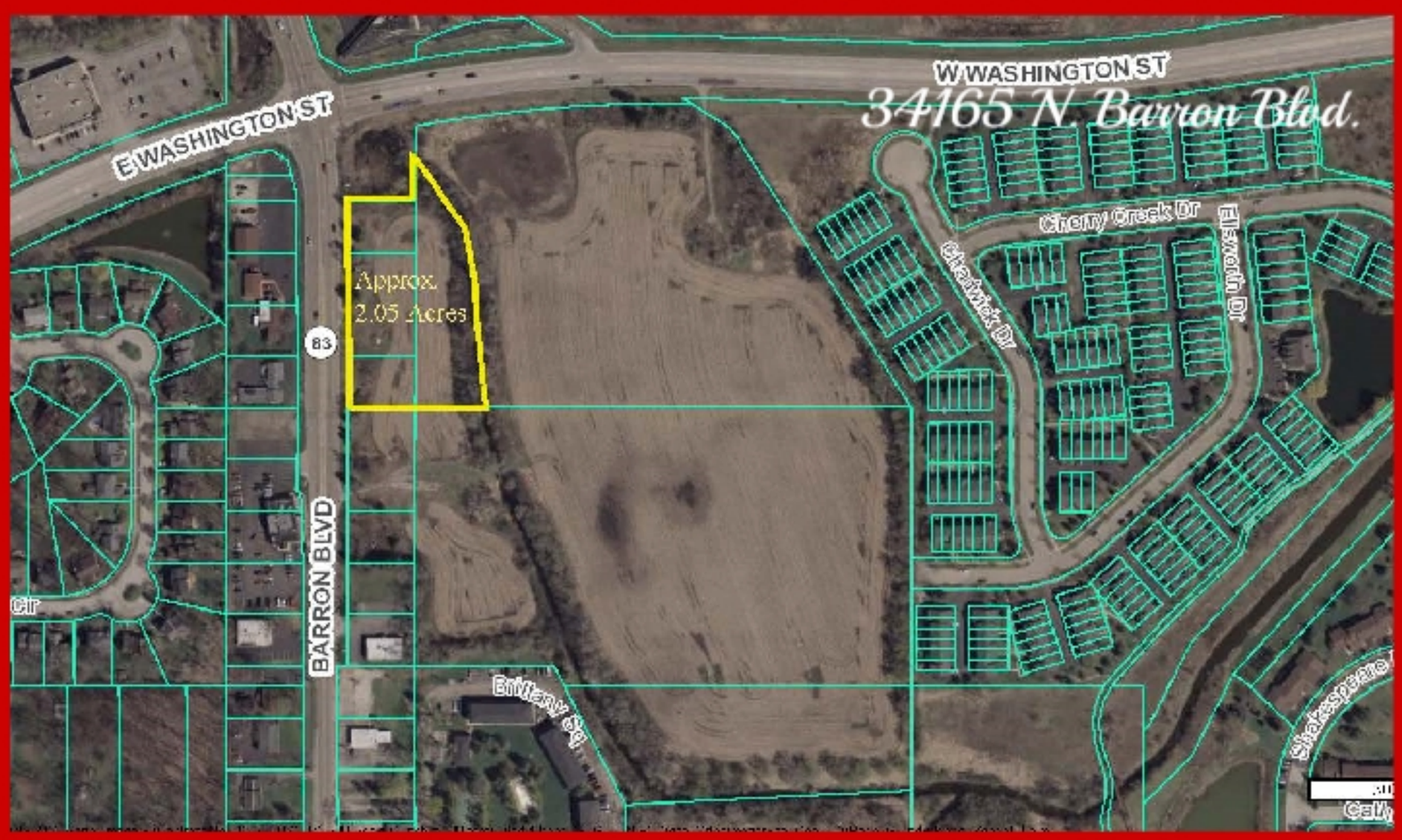

Zoning Map
SCB
GB
SCB
GB
R2
R5
R4
R2
R3
CTL
GB
R2
CT
R4
GB
CTL
RI
CT
RI
PSD
UNDERLYING
ZONE
R5


W WASHINGTON ST
E WASHINGTON ST
3 Available Parcels
Cherry Creek Dr
Ellsworth Dr
Chadwick Dr
83
BARRON BLVD
Brittany Sq


W WASHINGTON ST
E WASHINGTON ST
34165 N. Barron Blvd.
Approx.
2.05 Acres
Cherry Creek Dr
Ellsworth Dr
Chadwick Dr
83
BARRON BLVD
Brittany Sq

IDOT Traffic Count
N IL-83
Barron Blvd
Talbot Ln
Pope's Creek Circle
83
22400
A22
Washington St
19400
Cherry Creek Dr
Mill Creek Park
8750
14400
Washington St
Rock Hall Circle
Ellsworth Dr
Heather Ave
Highland
925
Bonnie Brae Ave
Manor Lake
Berry Ave
Normandy Ln
Pierce Ct
Fredrick Rd
Blackburn Dr
Oakwood Dr
Briargate Dr
Flanders Ln
Ban14100
N Atkinson Rd
Merrill Ln
Durham Ln
Bristol Ln
Attenborough Way
Linden Ave
83