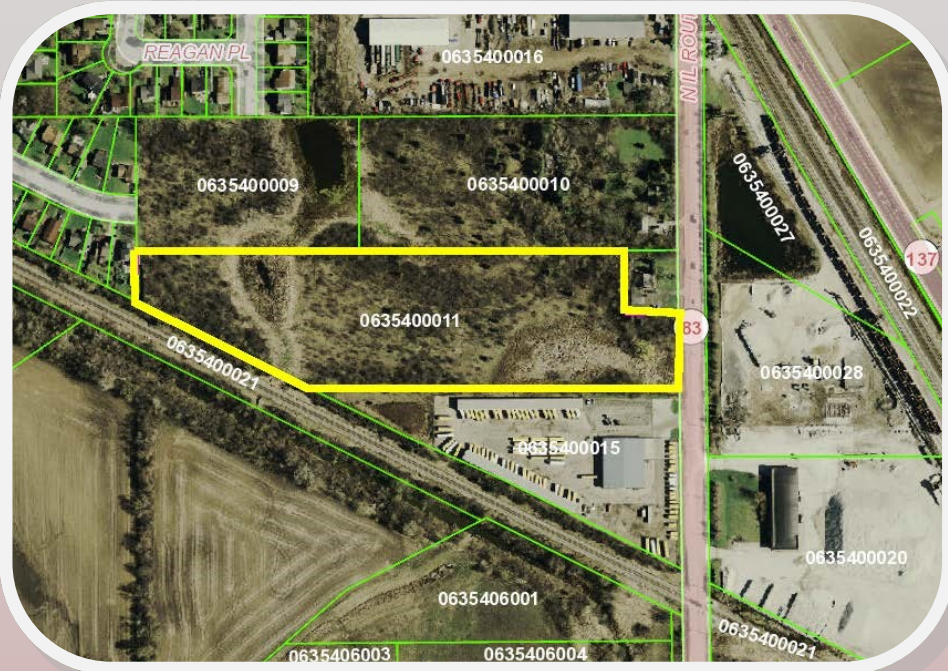


LAND FOR SALE

RT. 83 FRONTAGE

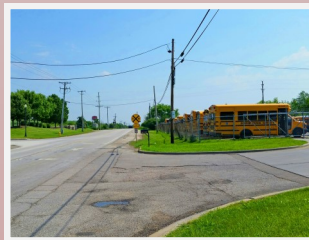
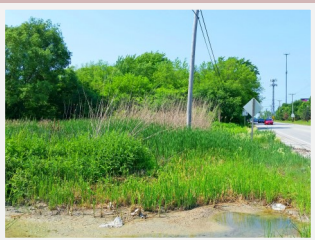


PROPERTY FEATURES:

- * 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: **ACTV**
 Area: **30**
 Address: **32146 N IL Route 83 , Grayslake, IL 60030**
 Directions: **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: **182X881X474X117X1175X149X127**
 Ownership: **Fee Simple**
 Corp Limits: **Grayslake**
 Coordinates:
 Rooms:
 Bedrooms:
 Basement:
 Mobility Score: **38 - Minimal Mobility.**

Contract Date: **07/06/2020**
 Financing:
 Subdivision:
 Township: **Avon**
 Bathrooms (full/half): **/**
 Master Bath:
 Bmt Bath: **No**
 Rental Unit:
 Lst. Mkt. Time: **749**
 Concessions:
 Contingency: **A/I**
 County: **Lake**
 # Fireplaces:
 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: \$14,766.32	Waterfront: No
Special Service Area: No	PIN: 06354000110000	Acreage: 8.53
	Mult PINs: No	Appx Land SF: 366775
	Tax Year: 2019	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 Size Source:

Pasture Acreage:

Tillable Acreage:

Wooded Acreage:

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:

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: ****

Seller Needs:

Seller Will: **Create Paper, Joint Venture**

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:**

Copyright 2020 MRED LLC - The accuracy of all information, regardless of source, including but not limited to square footages and lot sizes, is deemed reliable but not guaranteed and should be personally verified through personal inspection by and/or with the appropriate professionals. 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 | 08/27/2020 02:32 AM

