

Commercial Corner For Sale

ROBERT E. FRANK
REAL ESTATE OF
847-356-LAND
RobertEFrankRealEstate.com

**Southwest Corner of
Route 134 & Hart Road
Round Lake, IL 60073**



Robert E. Frank, GRI
Owner / Broker

**P.O. Box 1111
Lake Villa, IL 60046**

**Phone: 847-356-LAND x11
Fax: 847-356-3311
Cell: 847-508-LAND (5263)**

**E-mail:
RobertEFrankRealEstate@gmail.com
Landman5263@aol.com**

**We're on
the Web!**

**Asking
\$895,000**

2.4-acre commercial corner at State Route 134 & Hart Road. Signalized intersection with high traffic counts. Ideal for retail strip or multiple outlots. One block from Metra station. Can accommodate fast food, gas station /convenience store, bank. Village may allow second-floor residential.

Features:

- Commercial Zoning in the Village of Round Lake
- High Traffic Counts
- Signalized Intersection of a State Highway
- Level Site
- Sewer and Water Near Site
- Motivated Seller

Property is located on the SW corner of IL Route 134 and Hart Road in Round Lake.

All Information is not Guaranteed

www.RobertEFrankRealEstate.com

Commercial Corner For Sale

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SWC Route 134 & Hart Rd. Round Lake, IL 60073

PIN: 06-29-100-073 & 06-29-100-074

County: Lake

Township: Avon

Zoning: Commercial

Dimensions: 426 x 174 x 267 x 213 x 100

Land Square Footage: 103,672

Land Acreage: 2.4

2010 Taxes: \$6,985

Frontage Access: County Road, State Road

Land: Cleared

Location: Corner

Lot Size: 2.0—4.99 Acres

Potential Use: Commercial (Fast Food, Gas Station, Convenience Store, Bank). Possible 2nd floor Residential

Road Surface: Asphalt

Utilities to Site: Electric Nearby, Gas Nearby, Sanitary Sewer Nearby



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Features:

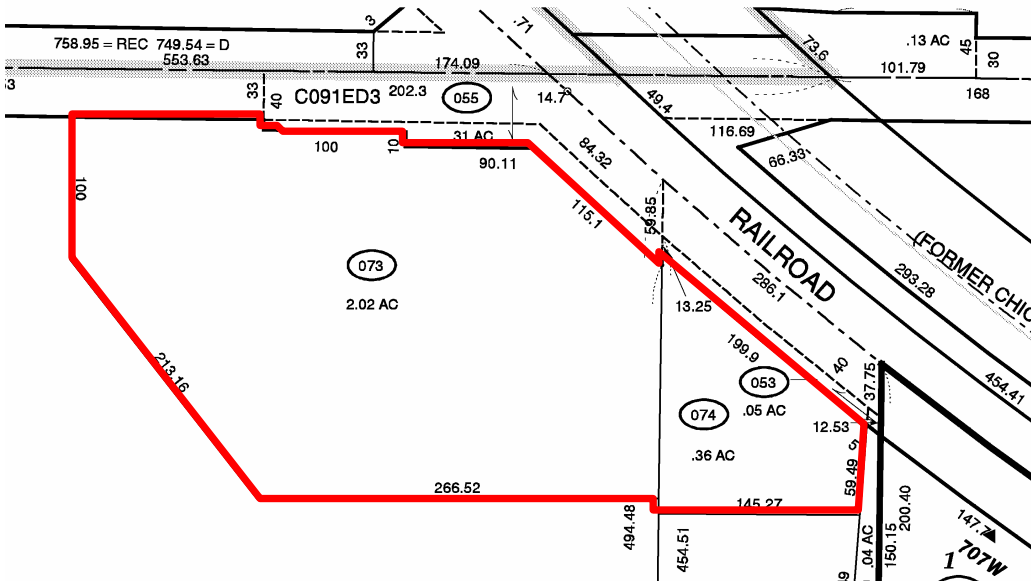
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Plat Map:



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Topography:



SWC Rte. 134 & Hart
Round Lake, IL 60073

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Local Map:



Robert E. Frank Real Estate, Inc.

Robert E. Frank, GRI—Owner / Broker

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Lake County Wetlands Inventory



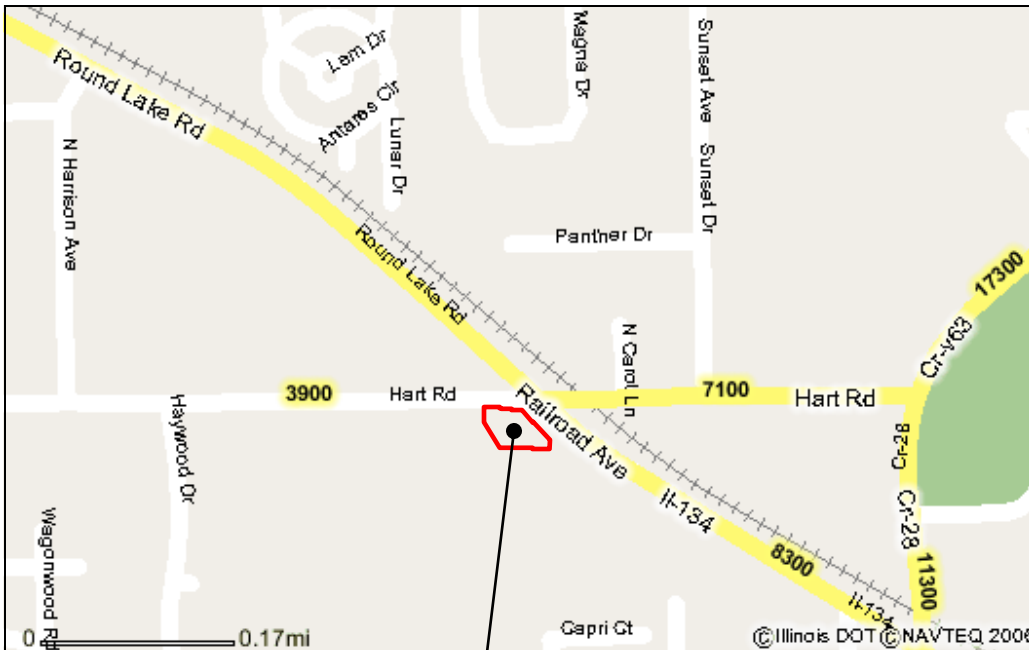
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Traffic Counts:



Approximate Site

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