



ROBERT E. FRANK
OWNER / MANAGING BROKER
847-508-5263



Mult-Use PROPERTY FOR SALE

ASKING
\$ 449,000

**34112 N. BARRON BLVD.
GRAYSLAKE, IL 60030**



ABOUT PROPERTY

Opportunity to live where you work and work where you live!! This three bedroom, two bathroom ranch has a 2026 furnace and A/C. Sliding doors from kitchen lead to rear patio for grilling out. Rear lot is fully fenced with security gate. Check out man cave shed with sauna. Adjoining the home is a massive garage space with 4 work bays and two lifts. Front garage is 8 feet tall and 16 feet wide; great for a small RV or boat! Former Hamil's Auto Haus enjoyed a great reputation for auto repair at reasonable prices. The home is in Grayslake Central High School district and walking distance to Grayslake Middle School. Property has GB zoning with uses that include auto service, welding shop, appliance sales/service, medical lab, professional office, restaurant, liquor sales, etc... The 1,800 square foot garage space can also be used for private storage of car collection, boats, jet skis, etc... Ample parking in front and rear of home. Close to CLC, Lake County Forest Preserves, Jewel and Butera. Retired owner looking to shrink his foot print.

FEATURES:

- Living Room: 14 x 13
- Kitchen: 10 x 20
- Family Room: 11 x 15
- Bedroom #1: 11 x 11
- Bedroom #2: 11 x 11
- Bedroom #3: 9 x 12
- Office: 6 x 7
- Add'l Garage: 68 x 23
- 2 Full Bathrooms
- 6+ Cars Attached Garage
- Approx. 2,878 total sq. ft.
- Approx. .31 Acre



LIVING ROOM



BEDROOM



KITCHEN



847-356-LAND



P.O. BOX 1111, LAKE VILLA, IL 60046



WWW.ROBERTEFRANKREALESTATE.COM



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 3D Tour

Detached Single

Status: **ACTV**
Area: **30**
Address: **34112 N Barron Blvd , Grayslake, IL 60030**
Directions: **Washington & 83, S2 Property**

MLS #: **12689922**

List Date: **06/26/2026**

List Dt Rec: **06/26/2026**

List Price: **\$449,000**

Orig List Price: **\$449,000**

Sold Price:

Closed:
Off Market:
Year Built: **1964**
Dimensions: **13504**
Ownership: **Fee Simple**
Corp Limits: **Grayslake**
Coordinates:
Rooms: **7**

Contract:
Financing:
Blt Before 78: **Yes**
Subdivision:
Township: **Avon**
Bathrooms **2 / 0**
(full/half):
Master Bath: **None**
Bsmnt. Bath: **No**

Lst. Mkt. Time: **18**

Concessions:

Contingency:

Curr. Leased: **No**

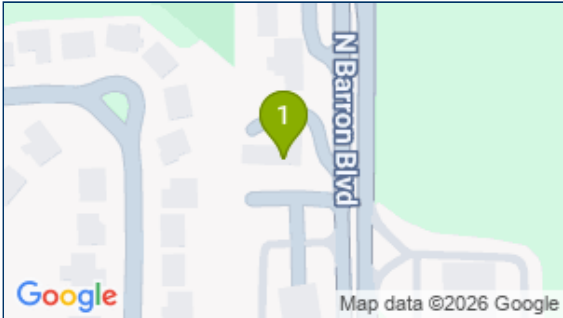
Model:
County: **Lake**

Fireplaces: **1**
Parking: **Garage, Exterior Space(s)**

Spaces: **Gar:6 Ext:10**

Parking Incl. **Yes**

In Price:



Remarks: **Opportunity to live where you work and work where you live!! This 3 bedroom, two bathroom ranch has a 2026 furnace and AC. Sliding doors from kitchen lead to rear patio for grilling out. Rear lot is fully fenced with security gate. Check out man cave shed with sauna. Adjoining the home is a massive garage space with 4 work bays and two lifts. Front garage is 8 feet tall and 16 feet wide; great for a small RV or boat! Former Hamil's Auto Haus enjoyed a great reputation for auto repair at reasonable prices. The home is in Grayslake Central HS district and walking distance to GL Middle School. Property has GB zoning with uses that include Auto Service, welding shop, appliance sales/service, medical lab, professional office, restaurant, liquor sales, etc... The 1,800 square foot garage space can also be used for private storage of car collection, boats, jet skis, etc... Ample parking in front and rear of home. Close to CLC, LC Forest Preserves, Jewel and Butera. Retired owner looking to shrink his foot print.**

School Data

Elementary: **Woodview (46)**

Junior High: **Grayslake (46)**

High School: **Grayslake Central (127)**

Assessments

Amount:
Frequency: **Not Applicable**

Special Assessments: **No**

Special Service Area: **No**

Master Association:

Master Assc. Freq.: **Not Required**

Tax

Amount: **\$10,359.38**

PIN: **06234030130000**

Mult PINs: **No**

Tax Year: **2025**

Tax Exmps: **Homeowner, Senior**

Miscellaneous

Waterfront: **No**

Water Body Name:

Habitable Residence YN: **Yes**

Flood Zone: **No**

Appx SF: **2878****

Main + Upper SF: **1081**

SF Source: **Other**

Bldg. Assess. SF: **3010**

Acreage: **0.31**

Square Footage Comments: **Sq. Ft. from Matterport. Note: the Additional 1,797 is the garage/office space.**

Level Square Footage Details: **Main Sq Ft: 1081, Above Grade Total Sq Ft: 1081, Aprox. Total Finished Sq Ft: 1081, Total Finished/Unfinished Sq Ft: 1081

Room Name	Size	Level	Flooring	Win Trmt	Room Name	Size	Level	Flooring	Win Trmt
Living Room	14X13	Main Level	Carpet		Master Bedroom	11X11	Main Level	Carpet	
Dining Room		Not Applicable			2nd Bedroom	11X11	Main Level	Carpet	
Kitchen	10X20	Main Level	Vinyl		3rd Bedroom	9X12	Main Level	Carpet	
Family Room	11X15	Main Level	Carpet		4th Bedroom		Not Applicable		
Laundry Room									
Other	68X23	Main Level	Other		Office	6X7	Main Level	Other	

Interior Property Features: **1st Floor Bedroom, 1st Floor Full Bath**

Exterior Property Features: **Patio, Storms/Screens**

Age: **61-70 Years**

Type: **1 Story**

Style: **Ranch**

Exterior: **Aluminum Siding**

Air Cond: **Central Air**

Heating: **Gas, Forced Air**

Kitchen: **Eating Area-Table Space**

Appliances: **Oven/Range, Dishwasher, Refrigerator, Washer, Dryer, Range Hood, Gas Cooktop, Gas Oven, Range Hood**

Dining:

Attic:

Basement Details: **Crawl, Slab**

Bath Amn:

Fireplace Details: **Electric**

Fireplace Location: **Living Room**

Electricity: **Circuit Breakers**

Equipment: **Ceiling Fan, Water Heater-Gas**

Other Structures: **Shed(s)**

Door Features:

Window Features:

Gas Supplier: **Nicor Gas**

Electric Supplier: **Commonwealth Edison**

Laundry Features:

Additional Rooms: **Other, Office**

Garage Ownership: **Owned**

Garage On Site: **Yes**

Garage Type: **Attached**

Garage Details: **Garage Door Opener(s), Transmitter(s), Heated, Multiple Garages**

Parking Ownership: **Owned**

Parking On Site: **Yes**

Parking Details: **Visitor Parking, Driveway, Garage Faces Front, Garage Faces Side, Oversized, Parking Lot, Rear/Side Entry**

Driveway: **Asphalt**

Foundation: **Concrete**

Exst Bas/Fnd:

Disability Access: **No**

Disability Details:

Exposure: **E (East)**

Lot Size: **.25-.49 Acre**

Lot Size Source: **County Records**

Lot Desc: **Mature Trees, Chain Link Fence, Level, Partial Fencing**

Roof: **Asphalt/Glass (Shingles)**

Sewer: **Sewer-Public**

Water: **Public**

Const Opts:

General Info: **School Bus Service, Commuter Train**

Amenities: **Street Lights, Street Paved**

Asmt Incl: **None**

HERS Index Score:

Green Disc:

Green Rating Source:

Green Feats:

Sale Terms:

Possession: **Closing**

Occ Date:

Rural: **No**

Addl. Sales Info.: **None**

Broker Owned/Interest: **No**

Relist:

Zero Lot Line:

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 #: 12689922

Prepared By: Robert E Frank, GRI | Robert E. Frank Real Estate | 07/13/2026 02:43 PM