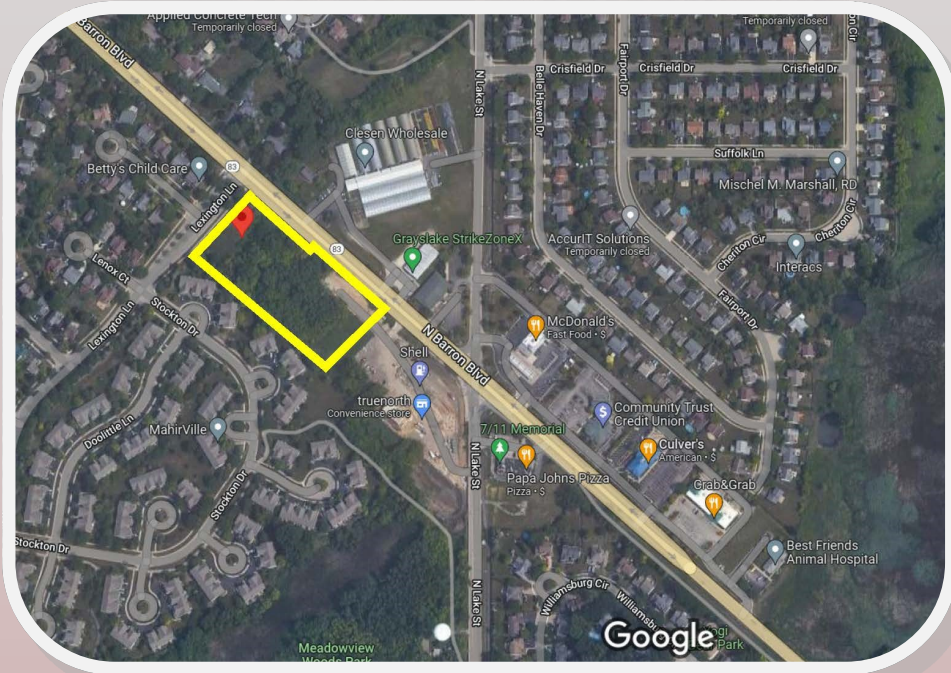


LAND FOR SALE COMMERCIAL SITE



PROPERTY FEATURES:

- * SCB Zoning in Village of Grayslake
- * Over 20,000 Vehicles Per Day (per IDOT)
- * Level Site
- * Sewer and Water Nearby
- * 607 Feet of Frontage
- * TrueNorth Convenience Store Adjoins with Cross Easement Access

DIRECTIONS:

IL Tollway 94 north to Route 120. West to Lake Street, north to site. Just past SWC of Lake & Rte 83



**34738 & 34786 N. IL Route 83
Grayslake, IL 60030**

Price Reduced
\$425,000

GRAYSLAKE CORNER development site on Route 83 adjoining new TRUE NORTH SHELL Convenience store. This 3.7 acre site has an EXISTING FULL CURB CUT installed with cross easement access to serve subject property and True North. Acreage can support multiple building pads. See site plan and ALTA Survey in additional information. Close to shovel ready for your senior center, strip center, day care, fast food with drive thru, professional office building, etc... Uses must be approved by Village of Grayslake. Join True North Shell, BP Amoco, Culvers, Subway, McDonalds, etc... There are over 20,000 daily traffic counts cruising by this location. Rooftops all around filled with future customers Seller may consider dividing the site. Can accommodate drive thru window with village approval. Priced under \$2.63 per square foot with sewer/water/curb cut.

This site is bank owned. Make an offer.

Grayslake wants more commercial development and may offer incentives.



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*



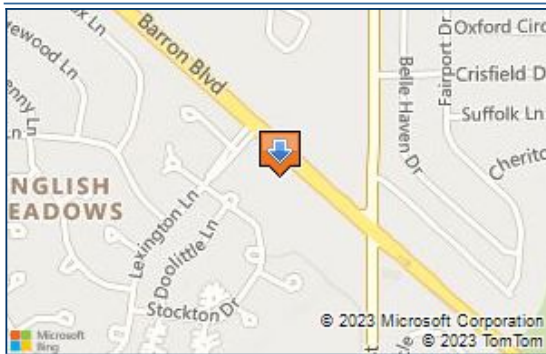
Land
 Status: **PCHG**
 Area: **30**
 Address: **34786 N IL Route 83 , Grayslake, IL 60030**
 Directions: **IL Tollway 94 north to Route 120. West to Lake Street. North on Route 83 to Property on left.**

MLS #: **10817296** List Price: **\$425,000**
 List Date: **08/13/2020** Orig List Price: **\$599,000**
 List Dt Rec: **08/13/2020** Sold Price:
 Rental Price: **\$0**
 Rental Unit:
 Lst. Mkt. Time: **1114**
 Concessions:
 Contingency:

Closed:
 Off Market:
 Dimensions: **607 X 250**
 Ownership: **Fee Simple** Subdivision:
 Corp Limits: **Grayslake** Township: **Avon** County: **Lake**
 Coordinates: **N:35 W:21** # Fireplaces:

Rooms:
 Bathrooms: **/** Parking:
 (full/half):
 Master Bath:
 Bmt Bath: **No** Garage Type:
 # Spaces: **0**

Bedrooms:
 Basement:
 Buyer Ag. Comp.: **2.5% - \$300 (Gross Sale Price)**
 Mobility Score: **38 - Minimal Mobility.**



Remarks: **GRAYSLAKE CORNER development site on Route 83 adjoining new TRUE NORTH SHELL Convenience store. This 3.7 acre site has an EXISTING FULL CURB CUT installed with cross easement access to serve subject property and True North. Acreage can support multiple building pads. See site plan and ALTA Survey in additional information. Close to shovel ready for your senior center, strip center, day care, fast food with drive thru, professional office building, etc... Uses must be approved by Village of Grayslake. Join True North Shell, BP Amoco, Culvers, Subway, McDonalds, etc... There are over 20,000 daily traffic counts cruising by this location. Rooftops all around filled with future customers. Seller may consider dividing the site. Can accommodate drive thru window with village approval. Priced under \$2.63 per square foot with sewer/water/curb cut. This site is bank owned. Make an offer. Grayslake wants more commercial development and may offer incentives.**

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

Assessments	Tax	Miscellaneous
Special Assessments: No	Amount: \$18,912.48	Waterfront: No
Special Service Area: No	PIN: 06222000360000	Acreage: 3.71
	Mult PINs: Yes	Appx Land SF: 161700
	Tax Year: 2022	Front Footage: 607
Zoning Type: Commercial	Tax Exmps: None	# Lots Avail: 1
Actual Zoning: SCB		Farm: No
		Bldgs on Land?: No

Laundry Features: \$addtruncate>
 Lot Size: **3.0-3.99 Acres**
 Lot Size Source:
 Pasture Acreage:
 Tillable Acreage:
 Wooded Acreage:
 Lot Desc: **Corner**
 Land Desc: **Level**
 Land Amenities:
 Farms Type:
 Bldg Improvements:
 Current Use: **Commercial**
 Potential Use: **Commercial, Office and Research, Retail**
 Location: **Mixed Use Area**
 Known Liens: **None Known**

Ownership Type: **Corporation**
 Frontage/Access: **State Road**
 Driveway:
 Road Surface: **Asphalt**
 Rail Availability: **None**
 Tenant Pays:
 Min Req/SF (1):
 Min Req/SF (2):
 Other Min Req SF:
 Lease Type:
 Loans:
 Equity:
 Relist: \$addtruncate>
 Seller Needs: **Cash**
 Seller Will: **Will Divide**
 Gas Supplier: \$addtruncate> Nicor Gas
 Electric Supplier: \$addtruncate> Commonwealth Edison

Type of House:
 Style of House:
 Basement Details: **None**
 Construction:
 Exterior:
 Air Cond:
 Heating:
 Utilities to Site: **Electric Nearby, Gas Nearby, Sanitary Sewer Nearby, Water-Nearby**
 General Info: **None**
 Backup Package: **Yes**
 Backup Info: **Aerial Map, Soil Map, Existing Survey, Tax Bill, Traffic Counts**
 Possession: **Closing**
 Sale Terms:
 Addl. Sales Info.: **REO/Lender Owned**
 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 2023 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 #: 10817296

Prepared By: Robert E Frank, GRI | Robert E. Frank Real Estate | 08/31/2023 01:33 PM