



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

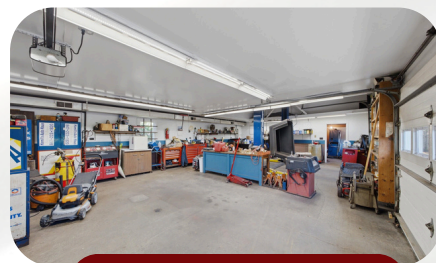
General Business zoning on State Route 83 in Grayslake. Retired seller is including two auto repair lifts and 4 work bays. Former Hamil's Auto Haus enjoyed a great reputation for auto repair at reasonable prices. GB zoning uses include Auto Service, welding shop, appliance sales/service, medical lab, 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... The approx 1,100 square foot ranch home has 3 bedrooms and two full bathrooms, full kitchen, family and living rooms. Front garage is 8 feet tall and 16 feet wide; great for a small RV or boat! Ample parking. Rear parking area fenced and gated with storage shed/sauna. Two curb cuts on busy Rt 83 with 15,700 car traffic count. Great visibility for small business. Join Walgreens, Kidde Academy, Old National Bank, etc... Close to CLC, downtown Grayslake, LC Forest Preserve. Check/verify with Grayslake Village for your intended use.

FEATURES:

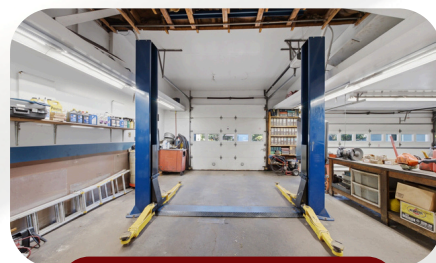
- Living Room: 14 x 13
- Kitchen: 10 x 20
- Family Room: 11 x 15
- Bedroom #1: 11 x 11
- Bedroom #2: 11 x 11
- Bedroom #3: 9 x 12
- Office: 6 x 7
- Add'l Garage: 68 x 23
- 6+ Cars Attached Garage
- Approx. 2,878 total sq. ft.
- Approx. .31 Acre
- GB Zoning
- 2 Auto Repair Lifts
- 15,700 vehicles per day



GARAGES



WORK BAYS



AUTO LIFT



847-356-LAND



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



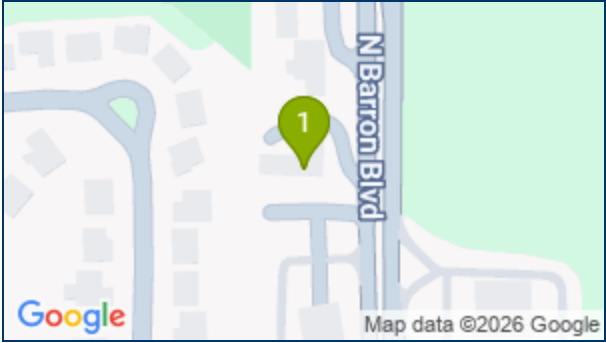
WWW.ROBERTEFRANKREALESTATE.COM



ROBERTEFRANKREALESTATE@GMAIL.COM



3D Tour



Mixed Use
Status: **RACT**
Area: **30**
Address: **34112 N Barron Blvd , Grayslake, IL 60030**
Directions: **Washington & 83, S2 Property**
List. Mkt Time: **90**
Closed Date:
Off Mkt Date:
Township: **Avon**
Year Built: **1964**
Zoning Type: **Commercial**
Actual Zoning: **GB**
Subtype: **Automotive**

MLS #: **12689883**
List Date: **06/26/2026**
List Dt Rec: **06/26/2026**
Contract:
Concessions:
Unincorporated: **No**
Built Before 78: **Yes**
PIN #: **06234030130000**
County: **Lake**
Relist:

List Price: **\$449,000**
Orig List Price: **\$449,000**
Sold Price:
Rented Price:
Lease Price SF/Y:
Mthly. Rnt. Price:
Ann. Passthru. \$/SF:
of Stories: **1**
Multiple PINs: **No**
Owners Assoc: **No**
Lease Type:
Lease Terms -
Mixed Use:
Estimated Cam/Sf:
Est Tax per SF/Y:
Financing:

Lot Dimensions: **13504**
Land Sq Ft: **13817**
List Price Per SF: **\$156.01**
Apx. Total SF: **2878**
Sold Price Per SF: **\$0**

Remarks: **General Business zoning on State Route 83 in Grayslake. Retired seller is including two auto repair lifts and 4 work bays. Former Hamil's Auto Haus enjoyed a great reputation for auto repair at reasonable prices. GB zoning uses 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... The approx 1,100 square foot ranch home has 3 bedrooms and two full bathrooms, full kitchen, family and living rooms. Front garage is 8 feet tall and 16 feet wide; great for a small RV or boat! Ample parking. Rear parking area fenced and gated with storage shed/sauna. Two curb cuts on busy Rt 83 with 15,700 car traffic count. Great visibility for small business. Join Walgreens, Kidde Academy, Old National Bank, etc... Close to CLC, downtown Grayslake, LC Forest Preserve. Check/verify with Grayslake Village for your intended use.**

Total # Units: **2**
Dishwashers: **1**
Disposals:
Office SqFt: **38**
Total # Tenants: **1**
Washers: **1**
Fireplaces: **1**
Manufacturing SqFt:

Total # Apartments: **1**
Dryers: **1**
Refrigerators: **1**
Retail SqFt: **1797**

Total # Offices: **1**
W/D Leased?: **No**
Window AC:
Warehouse SqFt:

Total # Stores: **1**
Ranges: **1**
Other SqFt: **1081**

Approx Age: **Older**
Type Ownership: **Individual**
Frontage/Access: **County Road**
Current Use: **Automotive, Residential**
Potential Use:
Client Needs:
Client Will:
Known Encumbrances:
Location: **In City Limits**
Geographic Locale: **North Suburban**
Construction: **Wood Frame**
Exterior: **Frame, Masonite**
Foundation: **Concrete**

Roof Structure: **Gable**
Roof Coverings: **Shingle Composition**
Docks/Delivery:
Misc. Outside: **Courtyard, Storms & Screens (as exist)**
Parking Spaces: **10**
Indoor Parking: **1-5 Spaces**
Outdoor Parking: **6-12 Spaces**
Parking Ratio:
Misc. Inside: **Air Conditioning, Overhead Door/s, Private Restroom/s, Storage Inside**
Floor Finish: **Carpet, Concrete, Varies, Vinyl**
Air Conditioning: **Central Air**
Electricity: **Circuit Breakers**
Heat/Ventilation: **Forced Air, Gas**
Fire Protection: **None**

Water Drainage:
Utilities To Site: **Electric to Site, Gas to Site, Sanitary Sewer to Site, Water-Municipal, Sewer-Public**
Tenant Pays:
Equipment: **Ceiling Fan, Water Heater-Gas**
HERS Index Score:
Green Disc:
Green Rating Source:
Green Feats:
Backup Info: **Aerial Map, Demographics, Tax Bill, Traffic Counts**
Sale Terms:
Possession: **Closing**
Gas Supplier: **Nicor Gas**
Electric Supplier: **Commonwealth Edison**

Gross Rental Income: **\$0**
Gross Rent Multiplier: **0**
Total Annual Expenses:
Annual Net Operating Income:
Total Monthly Income: **\$0**
Real Estate Taxes: **\$10,359.38**

Expense Source:
Net Operating Income Year:
Total Annual Income: **\$0**
Tax Year: **2025**
Expense Year:
Cap Rate:

Fuel Expense (\$/src): **\$0/**
Electricity Expense (\$/src): **\$0/**
Water Expense (\$/src): **\$0/**
Scavenger Expense (\$/src): **\$0/**
Insurance Expense (\$/src): **\$0/**
Other Expense (\$/src): **\$0/**

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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MLS #: 12689883

Prepared By: Robert E Frank, GRI | Robert E. Frank Real Estate | 09/23/2026 12:25 AM