

LAND FOR SALE

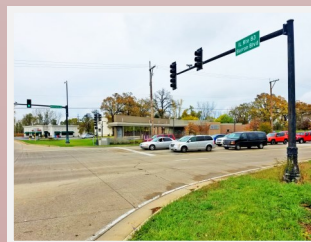
PRIME LOCATION

PROPERTY FEATURES:

- * Approx. 2.181 Acres
- * 4 PINS:
 - * 06-23-404-027
 - * 06-23-404-024
 - * 06-23-404-017
 - * 06-23-400-020
- * Zoned:
 - * (GB) General Business
 - * (SCB) Shopping Center Business
- * Adjoining Land Available
- * Over 14,000 VPD!
- * Adjoins new Kiddie Academy / Strip Mall

DIRECTIONS:

SEC of Washington and IL Route 83



**34165 N. Barron Blvd.
Grayslake, IL 60030**

Asking
\$510,000

Grayslake 2.181 acre commercial (almost) corner site on Rt 83 (Barron Blvd) and Washington Street. The hard corner is open space IDOT land and won't be built on so this site has FULL corner exposure. Zoned General Business with many potential uses. Join Kidde Academy, Hillside Restaurant, Old National Bank, Triangle Restaurant and Walgreens. Washington and Rt. 83 are major east/west and north/south corridors though Lake County. Rt. 83 traffic count is 14,000 and Washington is 24,200! Village of Grayslake motivated to see this site developed and may offer incentives. This land can be professional office, retail, restaurant, convenience store with fuel, Etc... Lots of possibilities. There is an adjoining, shovel ready out lot between Kidde Academy and the subject parcel. Possible to combine this parcel with multiple adjoining sites. Note low taxes!! Walk at own risk. Use due diligence. Note: some parcels split differently from tax plat. See aerial.



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*All information is
Not Guaranteed*

LAND FOR SALE PRIME LOCATION

Properties Available



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Land
Status: **NEW**
Area: **30**
Address: **34165 N Barron Blvd , Grayslake, IL 60030**
Directions: **SEC of Washington and IL Route 83**

MLS #: **11733399**
List Date: **03/08/2023**
List Dt Rec: **03/08/2023**

List Price: **\$510,000**
Orig List Price: **\$510,000**
Sold Price:

Closed:
Off Market:
Dimensions: **400X131X350X70X50X131**
Ownership: **Fee Simple**
Corp Limits: **Grayslake**
Coordinates:
Rooms:
Bedrooms:
Basement:
Mobility Score: -

Contract Date:
Financing:
Subdivision:
Township: **Avon**
Bathrooms /
(full/half):
Master Bath:
Bmt Bath: **No**

Rental Price: **\$0**
Rental Unit:
Lst. Mkt. Time: **2**
Concessions:
Contingency:
County: **Lake**
Fireplaces:
Parking:
Garage Type:
Spaces: **0**



Remarks: **Grayslake 2.181 acre commercial (almost) corner site on Rt 83 (Barron Blvd) and Washington Street. The hard corner is open space IDOT land and won't be built on so this site has FULL corner exposure. Zoned General Business with many potential uses. Join Kidde Academy, Hillside Restaurant, Old National Bank, Triangle Restaurant and Walgreens. Washington and Rt. 83 are major east/west and north/south corridors though Lake County. Rt. 83 traffic count is 14,000 and Washington is 24,200! Village of Grayslake motivated to see this site developed and may offer incentives. This land can be professional office, retail, restaurant, convenience store with fuel, Etc... Lots of possibilities. There is an adjoining, shovel ready out lot between Kidde Academy and the subject parcel. Possible to combine this parcel with multiple adjoining sites. Note low taxes!! Walk at own risk. Use due diligence. Note: some parcels split differently from tax plat. See aerial.**

School Data
Elementary: **Meadowview (46)**
Junior High: **Grayslake (46)**
High School: **Grayslake Central (127)**

Assessments	Tax	Miscellaneous
Special Assessments: No	Amount: \$62.49	Waterfront: No
Special Service Area: No	PIN: 06234040270000	Acreage: 2.18
	Mult PINs: Yes	Appx Land SF: 95004.36
	Tax Year: 2021	Front Footage: 400
Zoning Type: Commercial	Tax Exmps: Other	# Lots Avail: 4
Actual Zoning: GBSC		Farm: Yes
		Bldgs on Land?: No

Laundry Features: ****
Lot Size: **2.0-2.99 Acres**
Lot Size Source:
Pasture Acreage:
Tillable Acreage:
Wooded Acreage:
Lot Desc:
Land Desc: **Floodplain, Irregular, Tillable, Wetland/s**
Land Amenities:
Farms Type: **Grain**
Bldg Improvements:
Current Use: **Agricultural/Land Only**
Potential Use: **Commercial, Office and Research, Retail, Office/Medical, Office/Retail**
Location: **Mixed Use Area**
Known Liens: **None Known**

Ownership Type: **Individual**
Frontage/Access: **State Road**
Driveway: **Gravel**
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: ****
Seller Needs: **Cash**
Seller Will: **Create Paper, Joint Venture**
Gas Supplier: **Nicor Gas**
Electric Supplier: **Commonwealth Edison**

Type of House:
Style of House:
Basement Details: **None**
Construction:
Exterior:
Air Cond:
Heating:
Utilities to Site: **Electric to Site, Gas to Site, Sanitary Sewer Nearby, Water-Nearby**
General Info: **School Bus Service, Flood Zone (Partial)**
Backup Package: **Yes**
Backup Info: **Aerial Map, Demographics, Plans and Specs, Soil Map, Topographic Maps, Traffic Counts**
Possession: **Closing**
Sale Terms: **Contract (Articles) for Deed, Owner May Help/Assist, Purchase Money Mortgage**
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:**

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NOTICE: Many homes contain recording devices, and buyers should be aware that they may be recorded during a showing.

MLS #: 11733399

Prepared By: Robert E Frank, GRI | Robert E. Frank Real Estate | 03/09/2023 12:48 AM