

ROBERT E. FRANK

OWNER / MANAGING BROKER 847-508-5263



(ommercial

FOR SALE PRICE REDUCED \$ 325,000

34786 N. IL ROUTE 83 GRAYSLAKE, IL 60030



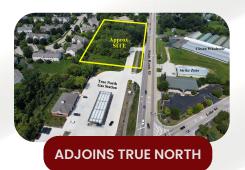
ABOUT PROPERTY

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 \$2.01 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.

FEATURES

- SCB Zoning in Village of Grayslake
- Over 20,000 Vehicles per Day (per IDOT)
- Level Site
- Commercial Corner
- Approx. 607 feet of Frontage
- Sewer & Waer Nearby
- TrueNorth Convenience Store Adjoins with Cross Easement Access







847-356-LAND

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

WWW.ROBERTEFRANKREALESTATE.COM

ROBERTEFRANKREALESTATE@GMAIL.COM



Land MIS #: **12027063** List Price: \$325,000 04/11/2024 Orig List Price: \$375,000 Status: List Date: **PCHG**

30 List Dt Rec: **04/11/2024** Sold Price: Address:

34786 N IL Route 83 , Grayslake, IL 60030 IL Tollway 94 north to Route 120. West to Lake Street.

North on Route 83 to Property on left.

Rental Price: Closed: Contract Date: Rental Unit: Off Market: Financing: Lst. Mkt. Time: 128

607 X 250 Concessions: Fee Subdivision: Contingency:

Simple

Corp Limits: **Grayslake**Township: Avon County: Lake Coordinates: # Fireplaces:

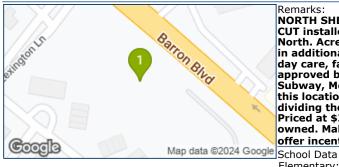
N:35 W:21

Rooms: Bathrooms Parking:

(full/half):

Bedrooms: Master Bath: Garage Type: Basement: Bmt Bath: No # Spaces:

Mobility Score:



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 at \$2.01 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.

Elementary: Meadowview (46) 2nd/Alternate: Frederick Grayslake (46) Junior High:

High School: Grayslake North (127)

Assessments Miscellaneous \$16,562.96 Special Assessments: No Amount: Waterfront: No 06222000360000 Acreage: Special Service Area: No PIN: 3.71

Mult PINs: Yes Appx Land SF: 161700 Tax Year: 2023 Front Footage: 607

Commercial Tax Exmps: None # Lots Avail: Zoning Type: Farm: No Actual Zoning: **SCB** Bldgs on Land?: No

Laundry Features: Lot Size: 3.0-3.99 Acres

Lot Size Source: County Records

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 Reg/SF (1):

Min Reg/SF (2): Other Min Reg SF: Lease Type:

Loans: Equity: Relist:

Seller Needs: Cash Seller Will: Will Divide 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 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

Robert E. Frank Real Estate (2412) / (847) 356-5263 Broker:

Robert E Frank, GRI (11927) / (847) 356-5263 / robertefrankrealestate@gmail.com; Landman5263@aol.com List Broker: 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 #: 12027063 Prepared By: Robert E Frank, GRI | Robert E. Frank Real Estate | 08/16/2024 01:44 AM