

# PROPERTY FOR SALE GREAT LOCATION



## PROPERTY FEATURES:

- \* 11-32-100-010
- \* 11-32-100-011
- \* GC Zoning
- \* 260 Feet of Frontage
- \* Approx. 82,420 sf Lot
- \* Adjoins Butterfield Plaza
- \* Buildings Can be Repurposed & Demolished
- \* Approx. 20,600 Vehicles per Day

## DIRECTIONS:

From Route 60 (Townline Road) and Butterfield go north to address. Property is located just south of Campus Drive and North of Allanson Road.



**900-950 S. Butterfield Rd.  
Mundelein, IL 60060**

*Asking*  
**\$749,900**

General Commercial zoning on busy Butterfield Road in Mundelein. Adjoins Butterfield Plaza with a full, existing curb cut and over 260 feet of frontage. Site consists of approximately 2 acres of land with two rental homes that can be demolished or repurposed. Can accommodate medical office, retail strip center, professional building, etc...

The Butterfield commercial corridor is fed by traffic from Mundelein, Vernon Hills and Libertyville. Mundelein may consider incentives to locate your business here! Please do not disturb tenants.



**Robert E. Frank, GRI**  
Robert E. Frank Real Estate, Inc.  
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*All information is  
Not Guaranteed*



**Land**  
 Status: **NEW**  
 Area: **60**  
 Address: **900 S Butterfield Rd , Mundelein, Illinois 60060**  
 Directions: **From Route 60 (Townline Road) and Butterfield go north to address. Property is located just south of Campus Drive and North of Allanson Road.**

MLS #: **09507344** List Price: **\$749,900**  
 List Date: **02/17/2017** Orig List Price: **\$749,900**  
 List Dt Rec: **02/17/2017** Sold Price:  
 Closed:  
 Off Market:  
 Dimensions: **261 X 317 X 259 X 317**  
 Ownership: **Fee Simple**  
 Corp Limits: **Mundelein**  
 Coordinates:  
 Rooms:  
 Bedrooms:  
 Basement:  
 Contract Date:  
 Financing:  
 Subdivision:  
 Township: **Libertyville**  
 Bathrooms / (full/half):  
 Master Bath:  
 Bmt Bath: **No**  
 Rental Price:  
 Rental Unit:  
 List Mkt Time: **1**  
 Points:  
 Contingency:  
 County: **Lake**  
 # Fireplaces:  
 Parking: **Garage**  
 Garage Type: **Detached**  
 # Spaces: **0**



Remarks: **General Commercial zoning on busy Butterfield Road in Mundelein. Adjoins Butterfield Plaza with a full, existing curb cut and over 260 feet of frontage. Site consists of approximately 2 acres of land with two rental homes that can be demolished or repurposed. Can accommodate medical office, retail strip center, professional building, etc... The Butterfield commercial corridor is fed by traffic from Mundelein, Vernon Hills and Libertyville. Mundelein may consider incentives to locate your business here! Please do not disturb tenants.**

#### School Data

Elementary: **Hawthorn (North) (73)**  
 Junior High: **Hawthorn North (73)**  
 High School: **Mundelein Cons (120)**  
 Other:

#### Assessments

Special Assessments: **No**  
 Special Service Area: **No**

#### Tax

Amount: **\$20,161.83**  
 PIN: **11321000100000**  
 (Map)

Mult PINs: **Yes**

Tax Year: **2015**

Tax Exmps: **Homeowner**

#### Miscellaneous

Waterfront: **No**  
 Acreage: **1.89**  
 Appx Land SF: **82420**  
 Front Footage: **261**  
 # Lots Avail: **2**  
 Farm: **No**  
 Bldgs on Land?: **Yes**

Zoning Type: **Commercial**  
 Actual Zoning: **GC**

Lot Size: **2.0-2.99 Acres**

Lot Desc:

Land Desc: **Cleared, Level**

Land Amenities:

Farms Type:

Bldg Improvements: **Second House, Garage/s, House, Machine Shed/s**

Current Use: **Residential-Single Family**

Potential Use: **Commercial, Industrial/Mfg, Office and Research, Retail**

Location: **Mixed Use Area**

Known Liens: **None Known**

Seller Needs: **New Opportunity**

Seller Will: **Will Divide**

Ownership Type: **Individual**

Frontage/Access: **County Road**

Road Surface: **Asphalt**

Rail Availability: **None**

Tenant Pays: **Electric, Heat**

Min Req/SF (1):

Min Req/SF (2):

Other Min Req SF:

Lease Type: **Gross**

Loans:

Equity:

Type of House:

Style of House:

Basement Details:

Construction:

Exterior:

Air Cond:

Heating: **Gas, Forced Air**

Utilities to Site: **Electric to Site, Gas to Site, Sanitary Sewer Nearby, Septic-Private, Water-Nearby, Well-Private**

General Info: **None**

Backup Package: **Yes**

Backup Info: **Aerial Map, Demographics, Tax Bill, Traffic Counts**

Possession: **Closing**

Sale Terms:

Addl. Sales Info.: **None**

Agent Owned/Interest: **No**

Broker: **Robert E. Frank Real Estate**

List Agent: **Robert Frank, GRI**

Co-lister:

Ph #: **(847) 356-5263**

Ph #: **(847) 356-5263**

Ph #:

Team:

Email:

**robertefrankrealestate@gmail.com; Landman5263@aol.com**

More Agent Contact Info:

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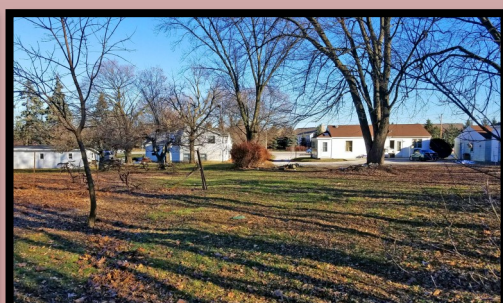
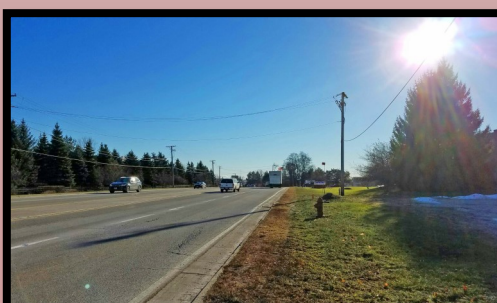
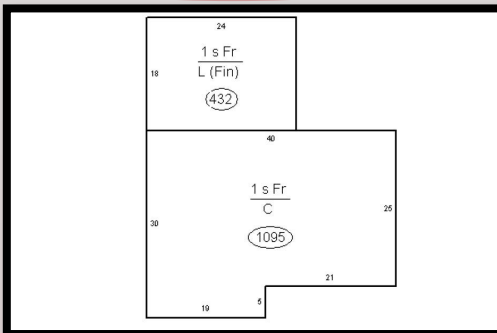
MLS #: 09507344

Prepared By: Robert Frank, GRI | Robert E. Frank Real Estate | 02/17/2017 06:32 PM



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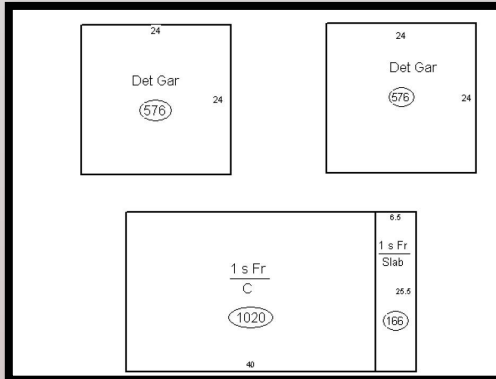
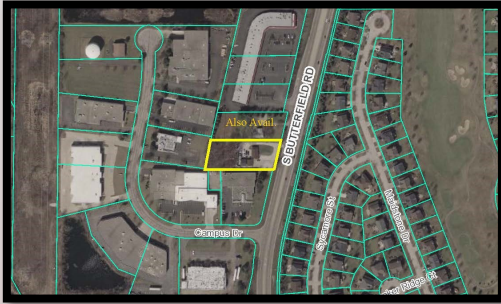
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