



ROBERT E. FRANK
OWNER / MANAGING BROKER
847-508-5263



Commercial LAND 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



FULL CURB CUT



ADJOINS TRUE NORTH



LEVEL SITE

- 847-356-LAND
- P.O. BOX 1111, LAKE VILLA, IL 60046
- WWW.ROBERTEFRANKREALESTATE.COM
- ROBERTEFRANKREALESTATE@GMAIL.COM



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 #: **12027063** List Price: **\$325,000**
 List Date: **04/11/2024** Orig List Price: **\$375,000**
 List Dt Rec: **04/11/2024** Sold Price:
 Rental Price: **\$0**
 Rental Unit:
 Lst. Mkt. Time: **128**
 Concessions:
 Contingency:

Closed:
 Off Market:
 Dimensions: **607 X 250**
 Ownership: **Fee Simple**

Contract Date:
 Financing:
 Subdivision:

Corp Limits:
 Coordinates:

Township: **Avon** County: **Lake**
 # Fireplaces:

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

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



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.**

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

Assessments	Tax	Miscellaneous
Special Assessments: No	Amount: \$16,562.96	Waterfront: No
Special Service Area: No	PIN: 06222000360000	Acreage: 3.71
	Mult PINs: Yes	Appx Land SF: 161700
	Tax Year: 2023	Front Footage: 607
Zoning Type: Commercial	Tax Exmps: None	# Lots Avail: 1
Actual Zoning: SCB		Farm: No
		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**

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:
 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**

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 #: 12027063

Prepared By: Robert E Frank, GRI | Robert E. Frank Real Estate | 08/16/2024 01:44 AM