



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



*Multi-Use*

# PROPERTY FOR SALE

ASKING

**\$ 599,000**



**229 E. ROLLINS RD.  
ROUND LAKE BEACH, IL 60073**

## ABOUT PROPERTY

High profile Round Lake Beach location on busy Rollins Road corridor. This former medical rehab facility and hobby shop has parking in front and rear. The large 3 car garage with high ceiling is ideal for inventory storage and light assembly. Comes with an attached 3 bedroom brick ranch with full finished basement. Well constructed with top of the line HVAC systems. Attached home allows you to work where you live or rent out for investment income. Join Popeyes, Thortons, Chili's, Kohls, Wendy's, Meijers, Harbor Freight, etc... Over 30,000 vehicles pass this location per day!! Great signage opportunity for professional office, retail sales, hair/nail salon, liquor, vape (subject to city permission). Potential to lease additional parking owned by dental office. Access from Rollins and Hawthorne Drive. Unique property provides a unique opportunity. Former rehab space is approx. 1,950sf, split level hobby shop area approx. 2,200 sf, First floor of home is approx. 2,000 sf, basement 1,550sf. Owner will sell, lease or consider a lease option.

## FEATURES

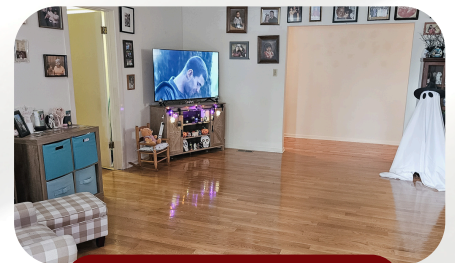
- Approx. 6,150 Total sf
  - Approx. 1,950 sf Former Rehab Space
  - Approx. 2,200 sf Hobby Shop Space
  - Approx. 2,000 sf Home + 1,550 sf Basement
- Zoned C-3
- Over 30,000 Vehicles per Day
- Ample Parking
- Many Potential Uses
- Lease/Option Considered



**HOME ENTRANCE**



**REHAB SPACE**



**LIVING ROOM**

847-356-LAND

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

WWW.ROBERTEFRANKREALESTATE.COM

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**Mixed Use**  
 Status: **NEW**  
 Area: **73**  
 Address: **229 E Rollins Rd , Round Lake Beach, IL 60073**  
 Directions: **Located on South Side of E Rollins, North East of E Hawthorn Drive, West of Elm Ave. Between Popeye's Chicken and Round Lake Family Dentistry**

MLS #: **12213098** List Price: **\$599,000**  
 List Date: **11/25/2024** Orig List Price: **\$599,000**  
 List Dt Rec: **11/25/2024** Sold Price:

Closed Date:  
 Off Mkt Date:  
 Township: **Avon**  
 Year Built: **1955**  
 Zoning Type: **Commercial**  
 Actual Zoning: **C-3**

List. Mkt Time: **2**  
 Contract:  
 Concessions:  
 Unincorporated: **No**  
 Built Before 78: **Yes**  
 PIN #: **06163060330000**  
 County: **Lake**  
 Relist:

Rented Price:  
 Lease Price SF/Y: **\$0**  
 Mthly. Rnt. Price:  
 CTGF:  
 # of Stories: **1**  
 Multiple PINs: **No**  
 Owners Assoc: **No**  
 Lease Type: **Modified Gross**

Subtype: **Apts/Ofc/Store, Apts/Ofc, Ofc/Store**  
 Lot Dimensions: **120 X 70 X 62.5 X 130 X 100 X 104**  
 Land Sq Ft: **21985** Apx. Total SF: **6,150**  
 Mobility Score: **-**  
 List Price Per SF: **\$99,833.33** Sold Price Per SF: **\$0** Financing:



Remarks: **High profile Round Lake Beach location on busy Rollins Road corridor. This former medical rehab facility and hobby shop has parking in front and rear. The large 3 car garage with high ceiling is ideal for inventory storage and light assembly. Comes with an attached 3 bedroom brick ranch with full finished basement. Well constructed with top of the line HVAC systems. Attached home allows you to work where you live or rent out for investment income. Join Popeyes, Thortons, Chili's, Kohls, Wendy's, Meijers, Harbor Freight, etc... Over 30,000 vehicles pass this location per day!! Great signage opportunity for professional office, retail sales, hair/nail salon, liquor, vape (subject to city permission). Potential to lease additional parking owned by dental office. Access from Rollins and Hawthorne Drive. Unique property provides a unique opportunity. Former rehab space is approx. 1,950sf, split level hobby shop area approx. 2,200 sf, First floor of home is approx. 2,000 sf, basement 1,550sf. Owner will sell, lease or consider a lease option.**

Total # Units:	<b>3</b>	Total # Tenants:	<b>3</b>
# Dishwashers:	<b>1</b>	# Washers:	<b>1</b>
# Disposals:		# Fireplaces:	
Office SqFt:	<b>4150</b>	Manufacturing SqFt:	
Total # Apartments:	<b>1</b>	Total # Offices:	<b>2</b>
# Dryers:	<b>1</b>	W/D Leased?:	<b>No</b>
# Refrigerators:	<b>1</b>	# Window AC:	
Retail SqFt:	<b>4150</b>	Warehouse SqFt:	
		Total # Stores:	<b>2</b>
		# Ranges:	<b>1</b>
		Other SqFt:	<b>2000</b>

Approx Age: **Older**  
 Type Ownership: **Land Trust**  
 Frontage/Access: **County Road**  
 Current Use: **Commercial, Medical/Dental, Office**  
 Potential Use: **Commercial, Office and Research, Retail, Flex, Financial Services, Law Firm, Office/Medical, Office/Retail**  
 Client Needs: **Cash**  
 Client Will:  
 Known Encumbrances: **None Known**  
 Location: **Central Business District, Mixed Use Area**  
 Geographic Locale: **North Suburban**  
 Construction: **Brick, Concrete, Concrete Block, Stone, Wood Frame**  
 Exterior: **Vinyl Siding, Brick, Frame, Block, FI Brick/Stn Veneer**  
 Foundation: **Block, Concrete**

Roof Structure: **Flat, Pitched**  
 Roof Coverings: **Shingle Composition, Membrane**  
 Docks/Delivery:  
 Misc. Outside: **Storms & Screens (as exist)**  
 # Parking Spaces: **18**  
 Indoor Parking: **1-5 Spaces, Detached**  
 Outdoor Parking: **13-18 Spaces**  
 Parking Ratio:  
 Misc. Inside: **Air Conditioning, Heavy Floor Load, Hookups in Unit, Private Restroom/s, Public Restroom/s, Storage Inside, Basement**  
 Floor Finish: **Carpet, Concrete, Parquet, Varies, Vinyl, Wood**  
 Air Conditioning: **Central Air**  
 Electricity: **101-200 Amps, Other/Unknown**  
 Heat/Ventilation: **Forced Air, Gas**  
 Fire Protection: **Fire Extinguisher/s, Smoke or Fire Protectors, Carbon Monoxide Detector(s)**

Water Drainage:  
 Utilities To Site: **Electric to Site, Gas to Site, Sanitary Sewer to Site, Water-Municipal**  
 Tenant Pays: **Electric, Heat, Water/Sewer, Varies by Tenant**  
 Equipment: **Ceiling Fan, Sump Pump, 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: **Immediate**  
 Gas Supplier: **Nicor Gas**  
 Electric Supplier: **Commonwealth Edison**

Gross Rental Income:	<b>\$0</b>	Expense Source:		Fuel Expense (\$/src):	<b>\$0/</b>
Gross Rent Multiplier:	<b>0</b>	Net Operating Income Year:		Electricity Expense (\$/src):	<b>\$0/</b>
Total Annual Expenses:		Total Annual Income:	<b>\$0</b>	Water Expense (\$/src):	<b>\$0/</b>
Annual Net Operating Income:	<b>\$0</b>	Tax Year:	<b>2023</b>	Scavenger Expense (\$/src):	<b>\$0/</b>
Total Monthly Income:	<b>\$0</b>	Expense Year:		Insurance Expense (\$/src):	<b>\$0/</b>
Real Estate Taxes:	<b>\$6,620</b>	Cap Rate:		Other Expense (\$/src):	<b>\$0/</b>

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 #: 12213098

Prepared By: Robert E Frank, GRI | Robert E. Frank Real Estate | 11/26/2024 02:41 AM