

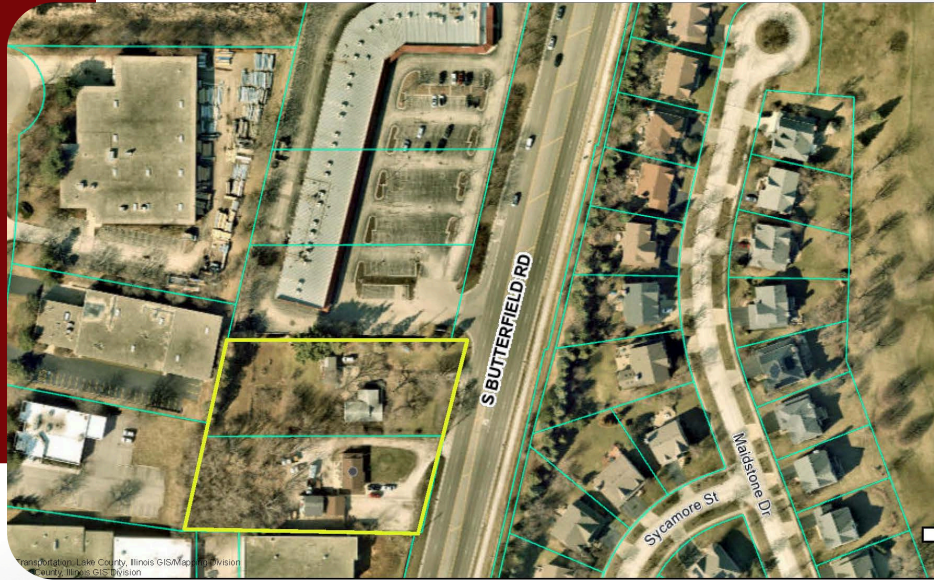


ROBERT E. FRANK
OWNER / MANAGING BROKER
847-508-5263



Great Location
**PROPERTY
FOR SALE**
**ASKING
\$ 795,000**

**900-950 S. BUTTERFIELD RD.
MUNDELEIN, IL 60060**



ABOUT PROPERTY

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.

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. 21,100 Vehicles per Day



LAND & HOUSE



2 HOUSES



ADJOINING MALL

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

**Land**

Status:
Area:
Address:
Directions:

NEW
60

MLS #: **12361496** List Price: **\$795,000**
List Date: **05/09/2025** Orig List Price: **\$795,000**
List Dt Rec: **05/09/2025** Sold Price:
900-950 S Butterfield Rd , Mundelein, IL 60060
From Route 60 (Townline Road) and Butterfield go north to address. Property is located just south of Campus Drive and North of Allanson Road.

Closed:
Off Market:
Dimensions:
Ownership:
Corp Limits:
Coordinates:
Rooms:

261 X 317 X 259 X 317
Fee Simple
Mundelein

Contract Date:
Financing:
Subdivision:
Township:

Libertyville

Rental Price:
Rental Unit:
Lst. Mkt. Time: **1**
Concessions:
Contingency:
County: **Lake**

Fireplaces:
Parking:

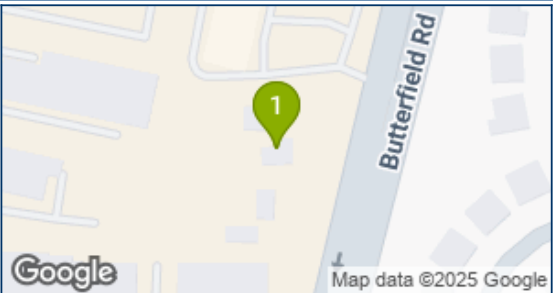
**Garage,
Exterior
Space(s)
Detached
Gar:2
Ext:10**

Bedrooms:
Basement:

Bathrooms /
Master Bath:
Bmt Bath:

Garage Type:
Spaces:

Mobility Score: -



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)**

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

Tax
Amount: **\$24,852.08**
PIN: **11321000100000**
Mult PINs: **Yes**
Tax Year: **2024**

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

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

Laundry Features: \$addtruncate>

Lot Size: **2.0-2.99 Acres**

Lot Size Source: **County Records**

Pasture Acreage:

Tillable Acreage:

Wooded Acreage:

Lot Desc: **Level**

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**

Ownership Type: **Individual**

Frontage/Access: **County Road**

Driveway: **Gravel**

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:

Relist: \$addtruncate>

Seller Needs: **New Opportunity**

Seller Will: **Will Divide**

Gas Supplier: \$addtruncate> Nicor Gas

Electric Supplier: \$addtruncate> Commonwealth Edison

Type of House: **A**

Style of House: **Ranch**

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**

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 #: 12361496

Prepared By: Robert E Frank, GRI | Robert E. Frank Real Estate | 05/09/2025 03:25 PM