

**FOR SALE:**

**179,356 Sq. Ft. Vacant Land (Zoned Commercial/Business Retail)  
37696 N Route 59 ▪ Lots 33-44 ▪ Lake Villa ▪ IL 60046**

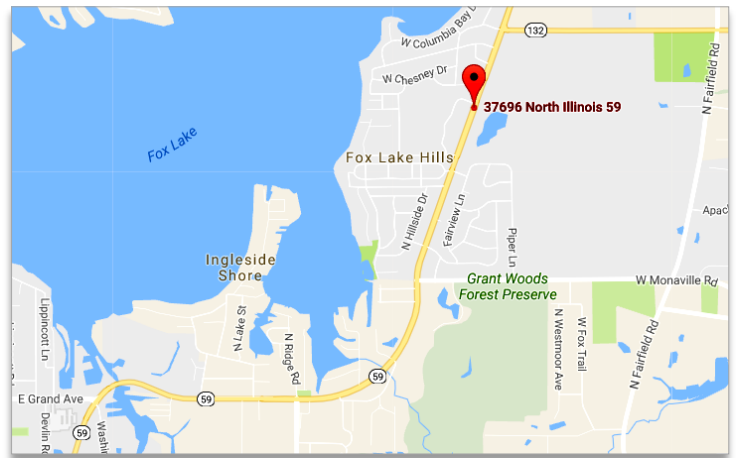
**PRICED TO SELL**



**PROPERTY HIGHLIGHTS:**

- **PRICED WELL BELOW APPRAISED VALUE**
- **LOOKING FOR IMMEDIATE SALE**
- **READY FOR DEVELOPMENT**  
Over 4.1 acres of prime development land
- **PART OF THE AMBER SHORES SUBDIVISION**  
All utilities to site
- **TWELVE COMMERCIAL/RETAIL LOTS ON IL ROUTE 59**  
Includes out lot B

**PIN:** 05-01-209-018 through 030  
**LOT SIZE:** 179,356 SQ. FT. / 4.1 ACRES  
**ZONING:** GC General commercial / business retail  
**UTILITIES:** All utilities to site  
**SURVEY:** Available upon request  
**SOIL TEST:** Not Available  
**PURCHASE PRICE:** Subject to Offer



[Google Maps Link](#)

**DIRECTIONS:** Located at the intersection of IL Route 59 and N. Amber Way, Lake Villa, IL.

**Contact: Ken Eichelberger @ 847-533-7144 (Cell) / jcf.ike@sbcglobal.net**

**JC FORNEY INC**  
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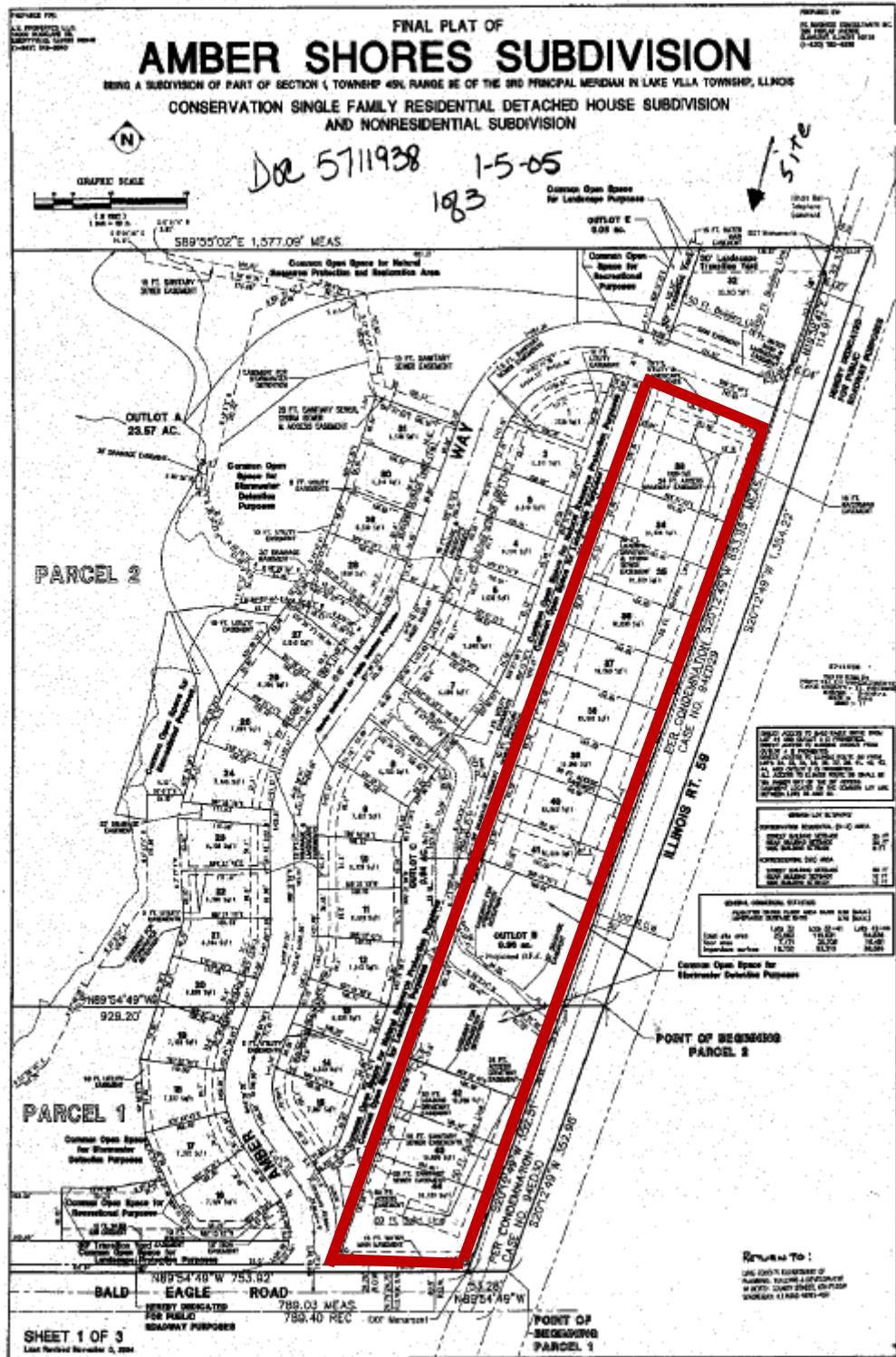
131 West Park Avenue • Libertyville • IL • 60048  
[www.jcforneyrealty.com](http://www.jcforneyrealty.com)  
Office: (847) 362-2000

All information contained herein is from sources deemed reliable and is submitted subject to errors, omissions, and change without notice.



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