

# BUILDING FOR SALE

## HIGH VISIBILITY

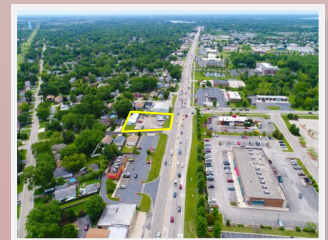
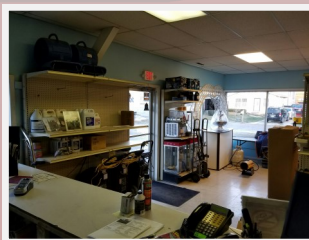


### PROPERTY FEATURES:

- \* 06-16-305-013
- \* 06-16-305-014
- \* 06-16-305-015
- \* 06-16-305-016
- \* Approx. 3,160 sf Bldg.
- \* Zoned C3
- \* Additional Garage
- \* 2 Drive-in Doors
- \* Ample Parking
- \* Approx. 27,300 Daily Traffic Count

### DIRECTIONS:

From intersection of State Route 83 and Rollins, Go West on Rollins to address.



**205 E. Rollins Rd.  
Round Lake Beach, IL 60073**

*Price Reduced to*  
**\$259,000**

HIGH EXPOSURE ROLLINS ROAD SITE HOUSING ABC RENTAL SINCE 1988! INCLUDES A 30 FOOT BY 80 FOOT METAL/FRAME BUILDING WITH 10 X 10 OHD AND RETAIL SHOWROOM. POSSIBLE REDEVELOPMENT SITE WITH POTENTIAL ASSEMBLAGE OF ADJOINING SITES LIKE B & G CYCLE TO THE WEST. BUILDING CAN ACCOMMODATE MANY USES. ALSO INCLUDES A FRAME 4 CAR GARAGE/STORAGE BUILDING WITH SEPARATE ELECTRIC METER. 125 FEET ON ROLLINS ROAD AND 160 FEET ON ELM. APPROX. 20,500 SF SITE. 2,400SF MAIN BUILDING AND 760 SF (20 x 38) GARAGE. SEWER AND WATER TO SITE. 200 AMP ELECTRIC SERVICE. HEAVY LOAD FLOORS. ILLUMINATED/LETTERBOARD SIGN. APPROX. 33,000 VEHICLES PER DAY PASS BY. JOIN WENDYS, THORNTONS, KOHLS, MEIJERS, ETC...LONG TIME OWNER LOOKING FOR NEW OPPORTUNITIES! BUDGET RENTAL COULD STAY ON SITE FOR ADDITIONAL INCOME!

DO NOT DISTURB ACTIVE BUSINESS/CUSTOMERS.



**Robert E. Frank, GRI**  
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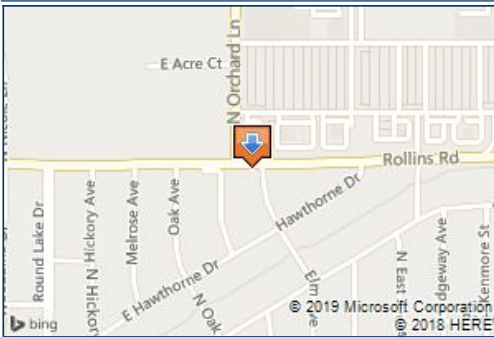


*All information is  
Not Guaranteed*



**Retail/Stores**  
 Status: **ACTV**  
 Area: **73**  
 Address: **205 E Rollins Rd , Round Lake Beach, IL 60073**  
 Directions: **From intersection of State Route 83 and Rollins, Go West on Rollins to address.**  
 List. Mkt Time: **436**  
 Closed Date:  
 Off Mkt Date:  
 Township: **Avon**  
 Coordinates:  
 Zoning Type: **Commercial**  
 Actual Zoning: **C3**  
 Min Rentbl. SF: **3160**  
 Subtype: **Free Standing Store**  
 Lot Dimensions: **125 X 159 X 140 X 159**  
 Apx. Tot. Bldg SF: **3160**  
 Land Sq Ft: **20553**  
 Net Rentable Area: **3160**  
 Mobility Score: **38 - Minimal Mobility.**

MLS #: **09841035** List Price: **\$259,000**  
 List Date: **01/25/2018** Orig List Price: **\$265,000**  
 List Dt Rec: **01/25/2018** Sold Price:  
 Rented Price:  
 Contract:  
 Concessions:  
 Unincorporated: **No**  
 Subdivision:  
 Year Built: **1988**  
 Relist:  
 Lease Price SF/Y:  
 Mthly. Rnt. Price:  
 CTGF:  
 County: **Lake**  
 PIN #: **06163050130000**  
 Multiple PINs: **Yes**  
 Max Rentbl. SF: **3160**  
 # Stories: **1**  
 Gross Rentbl. Area: **3160**  
 # Tenants: **1**  
 Estimated Cam/Sf:  
 # Units: **1**  
 Lease Type:  
 Est Tax per SF/Y:



Remarks: **HIGH EXPOSURE ROLLINS ROAD SITE HOUSING ABC RENTAL SINCE 1988! INCLUDES A 30 FOOT BY 80 FOOT METAL/FRAME BUILDING WITH 10 X 10 OHD AND RETAIL SHOWROOM. POSSIBLE REDEVELOPMENT SITE WITH POTENTIAL ASSEMBLAGE OF ADJOINING SITES LIKE B & G CYCLE TO THE WEST. BUILDING CAN ACCOMMODATE MANY USES. ALSO INCLUDES A FRAME 4 CAR GARAGE/STORAGE BUILDING WITH SEPARATE ELECTRIC METER. 125 FEET ON ROLLINS ROAD AND 160 FEET ON ELM. APPROX. 20,500 SF SITE. 2,400SF MAIN BUILDING AND 760 SF (20 x 38) GARAGE. SEWER AND WATER TO SITE. 200 AMP ELECTRIC SERVICE. HEAVY LOAD FLOORS. ILLUMINATED/LETTERBOARD SIGN. APPROX. 33,000 VEHICLES PER DAY PASS BY. JOIN WENDYS, THORNTONS, KOHLS, MEIJERS, ETC...LONG TIME OWNER LOOKING FOR NEW OPPORTUNITIES! BUDGET RENTAL COULD STAY ON SITE FOR ADDITIONAL INCOME! DO NOT DISTURB ACTIVE BUISNESS/CUSTOMERS.**

Approximate Age: **36-50 Years**  
 Type Ownership: **Individual**  
 Frontage Acc: **City Street, County Road**  
 Current Use: **Commercial**  
 Potential Use: **Commercial, Retail, Special Use**  
 Known Encumbrances: **First Mortgage**  
 Client Needs: **Cash**  
 Client Will:  
 Location: **Central Business District**  
 Geographic Locale: **North Suburban**  
 # Drive in Doors: **2**  
 # Trailer Docks: **0**  
 Ceiling Height: **12**

Construction: **Steel, Wood Frame**  
 Exterior: **Steel Siding, Frame**  
 Foundation: **Concrete**  
 Roof Structure: **Metal Decking, Pitched**  
 Roof Coverings: **Metal**  
 Docks: **None**  
 Misc. Outside:  
 # Parking Spaces: **15**  
 Indoor Parking: **6-12 Spaces**  
 Outdoor Parking: **13-18 Spaces**  
 Extra Storage Space Available: **Yes**  
 Misc. Inside: **Heavy Floor Load, Overhead Door(s), Storage Inside**  
 Floor Finish: **Concrete**

Air Conditioning: **Central Air, Partial**  
 Electricity: **Circuit Breakers, 101-200 Amps**  
 Heat/Ventilation: **Forced Air, Gas**  
 Fire Protection: **Fire Extinguisher/s, Smoke or Fire Protectors**  
 Water Drainage:  
 Utilities To Site: **Electric to Site, Gas to Site, Sanitary Sewer to Site, Water to Site**  
 Tenant Pays: **Other**  
 HERS Index Score:  
 Green Disc: **No**  
 Green Rating Source:  
 Green Feats:  
 Backup Info: **Aerial Map, Demographics, Tax Bill, Traffic Counts, Backup Package**  
 Sale Terms:  
 Possession: **Closing**

Financial Information	Individual Spaces (Y/N): <b>No</b>	Total Building (Y/N): <b>No</b>
Gross Rental Income: <b>\$0</b>	Total Income/Month: <b>\$0</b>	Total Income/Annual: <b>\$0</b>
Annual Net Operating Income: <b>\$0</b>	Net Operating Income Year: <b>2016</b>	Cap Rate: <b>0</b>
Real Estate Taxes: <b>\$9,905.93</b>	Total Annual Expenses: <b>\$0</b>	Expense Year: <b>2016</b>
Tax Year: <b>2017</b>	Expense Source: <b>Combination</b>	Loss Factor: <b>0</b>

Broker: **Robert E. Frank Real Estate** Ph #: **(847) 356-5263** Team:  
 List Agent: **Robert E Frank, GRI** Ph #: **(847) 356-5263** Email: **robertefrankrealestate@gmail.com; Landman5263@aol.com**  
 Co-lister: Ph #: More Agent Contact Info:

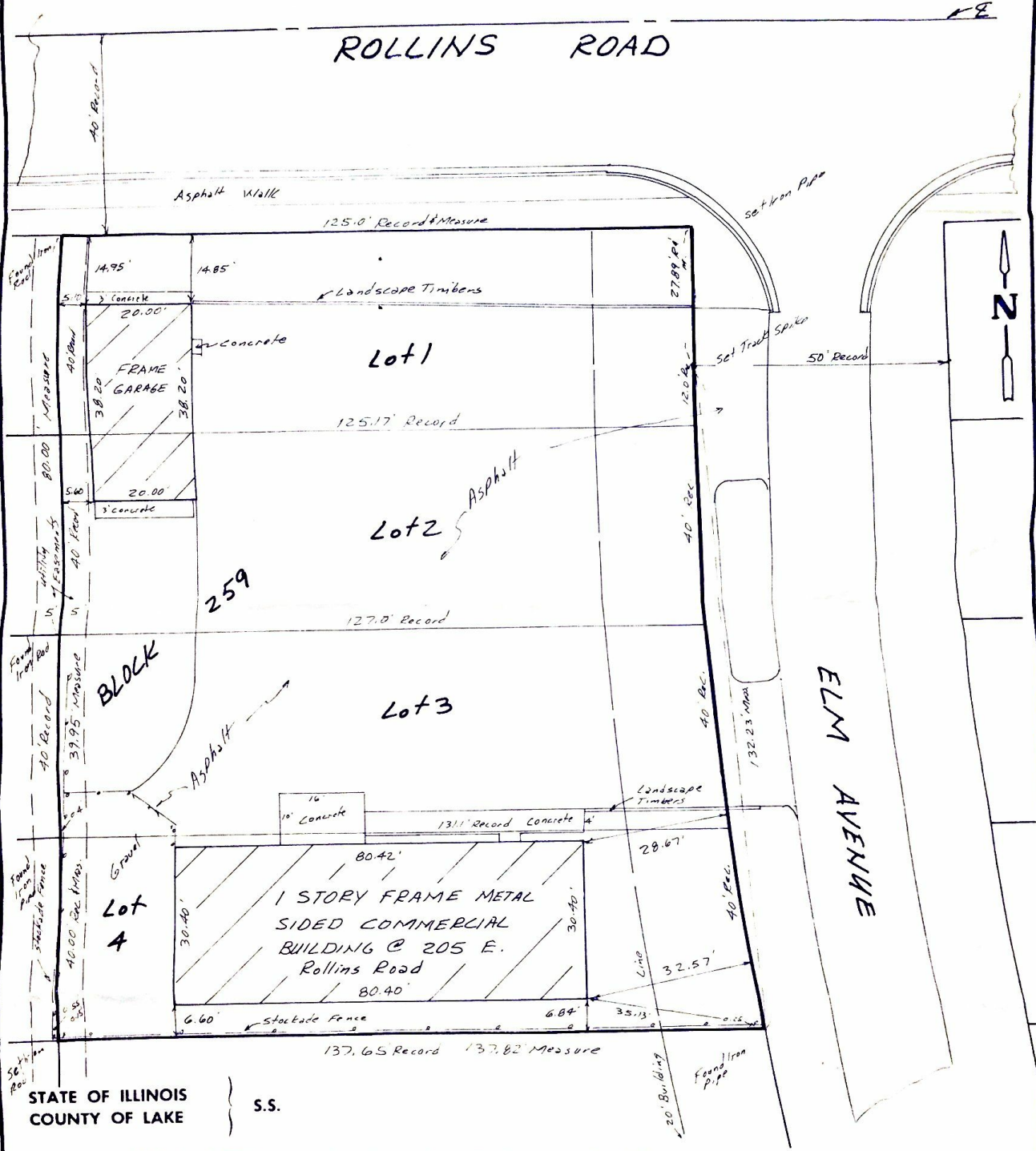
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 MLS #: 09841035 Prepared By: Robert E Frank, GRI | Robert E. Frank Real Estate | 04/05/2019 12:27 PM



# PLAT OF SURVEY

## OF

LOTS 1, 2, 3 AND 4 IN BLOCK 259 IN ROUND LAKE BEACH SHORWOOD GOLF COURSE ADDITION, BEING A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 45 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF, RECORDED JULY 26, 1946 AS DOCUMENT NO. 595902, IN BOOK 30 OF PLATS, PAGES 66 THROUGH 69, IN LAKE COUNTY, ILLINOIS.



STATE OF ILLINOIS }  
 COUNTY OF LAKE } S.S.

I, JAMES R. DIETZ, do hereby certify that the lands or lots described in the above caption were surveyed and staked and the buildings shown thereon were located by me, or under my direction, and that the plat hereon drawn is a true and correct representation of said survey.

Dated at Round Lake, Illinois, this 21st day of August, 1994

JAMES R. DIETZ  
 35-2410  
 PROFESSIONAL LAND SURVEYOR  
 STATE OF ILLINOIS  
 35-2410

**SURVEYED FOR:**  
 ABC RENTAL CENTER, INC.  
 205 E. ROLLINS ROAD  
 ROUND LAKE, IL. 60073  
**SURVEYED BY:**  
**JAMES R. DIETZ**  
 PROFESSIONAL LAND SURVEYOR  
 519 Cedar Lake Road  
 Round Lake, IL. 60073  
 (708) 546-9411

**NOTE** Before building, compare all points and dimensions with the plat hereon drawn. In case of any discrepancy, measurements are given in feet, and decimal parts thereof, except as otherwise noted. Refer to the Illinois Title Policy or Building Commissioner for building or set back lines.

**SCALE:** 1" = 20'      **JOB NO.:** RLB-94-77



205 E. Rollins Rd.  
Round Lake Beach, IL 60073

