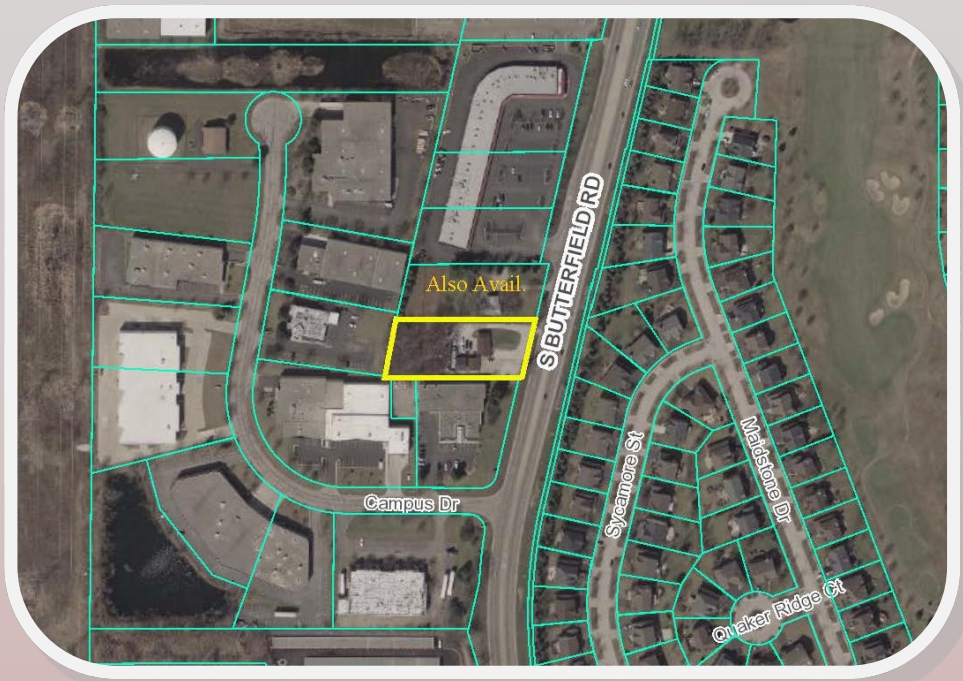


PROPERTY FOR SALE

GREAT LOCATION



PROPERTY FEATURES:

- * 11-32-100-011
- * Adjoining Lot Also Available
- * 130 Feet of Frontage
- * Approx. 41,210 sf Lot
- * Adjoins Butterfield Plaza
- * Building Can be Repurposed & Demolished
- * Approx. 20,600 Vehicles per Day

DIRECTIONS:

From Route 60 (Townline Road) and Butterfield go north to address. Property is located just south of Campus Drive and North of Allanson Road.



**950 S. Butterfield Rd.
Mundelein, IL 60060**

Asking
\$389,000

General Commercial zoning on busy Butterfield Road in Mundelein. Adjoins additional acre site with shared curb cut and over 130 feet of frontage. Site consists of approximately 1 acre of land with a rental home and two detached, large garages. Large gravel parking area behind the home provides parking and access to large garage. Home and buildings can be repurposed or demolished for new construction. Adjoining 900 S Butterfield which is also available! Site 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 tenant.



Robert E. Frank, GRI
Robert E. Frank Real Estate, Inc.
P.O. Box 1111, Lake Villa, IL 60046
OFFICE: (847) 356-5263
CELL: (847) 508-5263
FAX: (847) 356-3311
RobertEFrankRealEstate@gmail.com
www.Facebook.com/RobertEFrankRealEstate



www.RobertEFrankRealEstate.com

*All information is
Not Guaranteed*

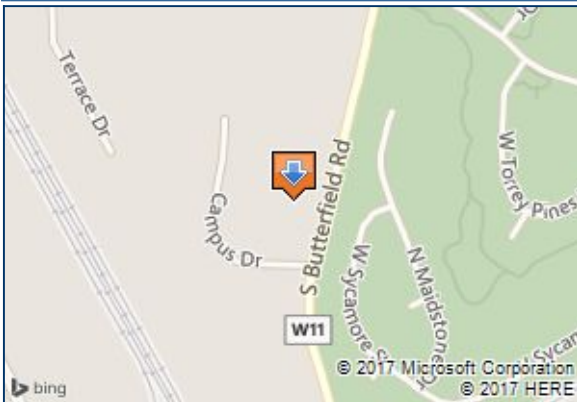


Land
 Status: **NEW**
 Area: **60**
 Address: **950 S Butterfield Rd , Mundelein, Illinois 60060**
 Directions: **From Route 60 (Townline Road) and Butterfield go north to address. Property is located just south of Campus Drive and North of Allanson Road.**

MLS #: **09507328** List Price: **\$389,000**
 List Date: **02/17/2017** Orig List Price: **\$389,000**
 List Dt Rec: **02/17/2017** Sold Price:
 Closed:
 Off Market:
 Dimensions: **131 X 317 X 129 X 317**
 Ownership: **Fee Simple**
 Corp Limits: **Mundelein**
 Coordinates:
 Rooms:
 Bedrooms:
 Basement:

Contract Date:
 Financing:
 Subdivision:
 Township: **Libertyville**
 Bathrooms / (full/half):
 Master Bath:
 Bmt Bath: **No**

Rental Price:
 Rental Unit:
 List Mkt Time: **1**
 Points:
 Contingency:
 County: **Lake**
 # Fireplaces:
 Parking:
 Garage Type:
 # Spaces: **0**



Remarks: **General Commercial zoning on busy Butterfield Road in Mundelein. Adjoins additional acre site with shared curb cut and over 130 feet of frontage. Site consists of approximately 1 acre of land with a rental home and two detached, large garages. Large gravel parking area behind the home provides parking and access to large garage. Home and buildings can be repurposed or demolished for new construction. Adjoining 900 S Butterfield which is also available! Site 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 tenant.**

School Data
 Elementary: **Hawthorn (North) (73)**
 Junior High: **Hawthorn North (73)**
 High School: **Mundelein Cons (120)**
 Other:

<u>Assessments</u>	<u>Tax</u>	<u>Miscellaneous</u>
Special Assessments: No	Amount: \$12,130.50	Waterfront: No
Special Service Area: No	PIN: 11321000110000	Acreage: 0.94
	(Map)	Appx Land SF: 41210
Zoning Type: Commercial	Mult PINs: No	Front Footage: 131
Actual Zoning: GC	Tax Year: 2015	# Lots Avail: 2
	Tax Exmps: None	Farm: No
		Bldgs on Land?: Yes

Lot Size: .50-.99 Acre	Ownership Type: Individual	Type of House:
Lot Desc:	Frontage/Access: County Road	Style of House:
Land Desc: Level	Road Surface: Asphalt	Basement Details:
Land Amenities:	Rail Availability: None	Construction:
Farms Type:	Tenant Pays:	Exterior:
Bldg Improvements: Garage/s, House	Min Req/SF (1):	Air Cond:
Current Use: Residential-Single Family	Min Req/SF (2):	Heating:
Potential Use: Commercial, Office and Research, Retail	Other Min Req SF:	Utilities to Site: Electric to Site, Gas to Site, Sanitary Sewer Nearby, Septic-Private, Water-Nearby, Well-Private
Location: Mixed Use Area	Lease Type: Gross	General Info: None
Known Liens: None Known	Loans:	Backup Package: Yes
Seller Needs: New Opportunity	Equity:	Backup Info: Aerial Map, Demographics, Tax Bill, Traffic Counts
Seller Will:		Possession: Closing
		Sale Terms:
		Addl. Sales Info.: None
		Agent Owned/Interest: No

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

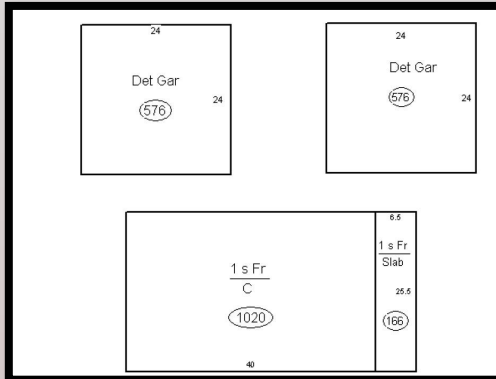
Copyright 2017 MRED LLC - The accuracy of all information, regardless of source, including but not limited to square footages and lot sizes, is deemed reliable but not guaranteed and should be personally verified through personal inspection by and/or with the appropriate professionals.

MLS #: 09507328

Prepared By: Robert Frank, GRI | Robert E. Frank Real Estate | 02/17/2017 06:31 PM

PROPERTY FOR SALE GREAT LOCATION

950 S. Butterfield Rd., Mundelein



Robert E. Frank, GRI
 Robert E. Frank Real Estate, Inc.
 RobertEFrankRealEstate@gmail.com
 www.Facebook.com/RobertEFrankRealEstate

P.O. Box 1111, Lake Villa, IL 60046
 OFFICE: (847) 356-5263
 CELL: (847) 508-5263
 FAX: (847) 356-3311



www.RobertEFrankRealEstate.com

*All information is
Not Guaranteed*