

LAND FOR SALE CORNER

PROPERTY FEATURES:

- * Approx. 4.06 Acres
- * Approx. 176,776 sq. ft.
- * Zoned HB (Commercial)
- * Approx. 24,200 Vehicles Per Day Combined
- * Corner Location
- * Nearly 1,500 Feet of Frontage on 4 Streets

DIRECTIONS:

From 94 exit Route 173 and go east to Lewis Ave. Site is on the northwest corner



**0 16th St., Lots B & B1
Zion, IL 60099**

\$224,900

Northwest corner of Route 173 and Lewis. High traffic counts of approx. 24,200 combined at this 4 acre site surrounded by 4 roads. With zoning change potential for mini warehouse, retail, gas station, industrial, etc. Seller may carry paper. Aggressively priced at \$1.25 per square foot. Possible incentives from city. Do due diligence. Walk property at your own risk.



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: **99**
 Address: **0 16th St Lot B,B1, Zion, Illinois 60099**
 Directions: **From 94 exit Rt 173 and go east to Lewis Ave. Site is on the northwest corner.**

MLS #: **08972166**
 List Date: **07/03/2015**
 List Dt Rec: **07/03/2015**
 List Price: **\$224,900**
 Orig List Price: **\$224,900**
 Sold Price:

Closed:
 Off Market:
 Dimensions: **489X314X22X428X36X80X268X12**
 Ownership: **Fee Simple**
 Corp Limits: **Zion**
 Coordinates: **N:41 W:11**
 Rooms:
 Bedrooms:
 Basement:

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

Rental Price:
 Rental Unit:
 List Mkt Time: **6**
 Points:
 Contingency:
 County: **Lake**
 # Fireplaces:
 Parking:
 Garage Type:
 # Spaces: **0**

Remarks: **Northwest corner of Rt 173 and Lewis. High traffic counts at this 4 acre site surrounded by 4 roads. With zoning change potential for mini warehouse, retail, gas station, industrial, etc.. Seller may carry paper. Aggressively priced at 1.25 per square foot. Possible incentives from city. Do due diligence. Walk property at your own risk.**

School Data

Elementary: **Kenneth Murphy (3)**
 Junior High: **Beach Park (3)**
 High School: **Zion-benton Twnshp Hi (126)**
 Other:

Assessments

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

Tax

Amount: **\$24,211.92**
 PIN: **04171030010000**
 (Map)
 Mult PINs: **Yes**
 Tax Year: **2014**
 Tax Exmps: **None**

Miscellaneous

Waterfront: **No**
 Acreage: **4.06**
 Appx Land SF: **176776**
 Front Footage: **489**
 # Lots Avail: **2**
 Farm: **No**
 Bldgs on Land?: **No**

Zoning Type: **Commercial**
 Actual Zoning: **HB**

Lot Size: **4.0-4.99 Acres**
 Lot Desc: **Corner**
 Land Desc:
 Land Amenities:
 Farms Type:
 Bldg Improvements:
 Current Use: **Agricultural/Land Only**
 Potential Use:
 Location:
 Known Liens:
 Seller Needs:
 Seller Will: **Create Paper**

Ownership Type:
 Frontage/Access: **County Road, State Road, Township Road**
 Road Surface: **Asphalt**
 Rail Availability: **None**
 Tenant Pays:
 Min Req/SF (1):
 Min Req/SF (2):
 Other Min Req SF:
 Lease Type:
 Loans:
 Equity:

Type of House:
 Style of House:
 Basement Details: **None**
 Construction:
 Exterior:
 Air Cond:
 Heating:
 Utilities to Site: **Electric Nearby, Gas Nearby**
 General Info: **None**
 Backup Package: **Yes**
 Backup Info: **Aerial Map, Demographics, Tax Bill, Traffic Counts**
 Possession: **Closing**
 Sale Terms:
 Addl. Sales Info.: **None**
 Agent Owned/Interest: **No**

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Prepared By: Robert Frank, GRI | Robert E. Frank Real Estate | 07/08/2015 10:21 PM



Robert E. Frank—Owner / Managing Broker
P.O. Box 1111, Lake Villa, IL 60046
(847) 356-LAND * F: (847) 356-3311 * C: (847) 508-5263
RobertEFrankRealEstate@gmail.com * www.RobertEFrankRealEstate.com





Water / Sewer Map