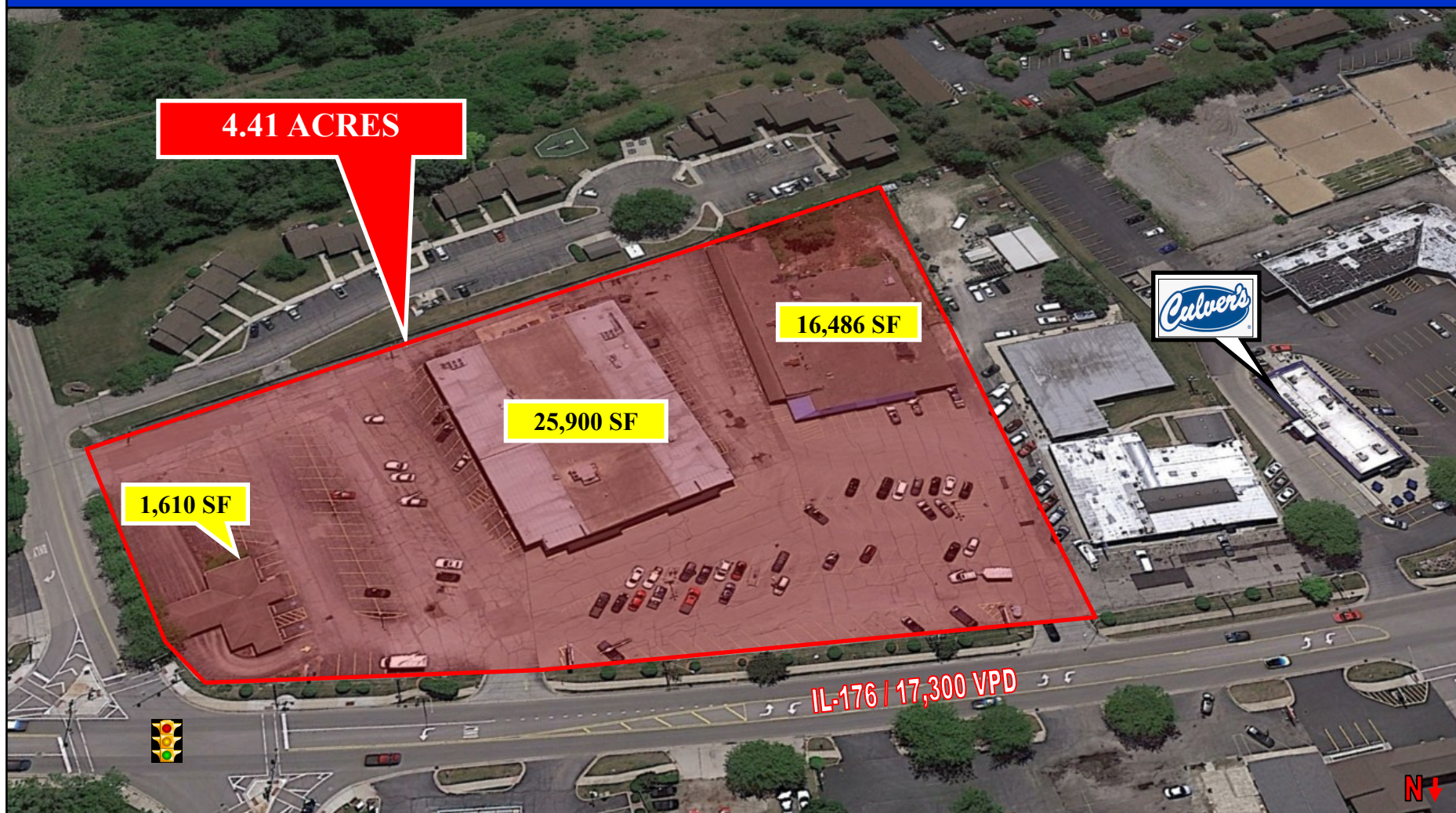


COMMERCIAL REDEVELOPMENT

223-231 E STATE ROAD, ISLAND LAKE, IL

FOR SALE



Offered By:
Tim Billimack | Nicole Kirchberg
815.355.0196 | 815.307.2222
billimackt@gmail.com
nckirchberg@gmail.com



Blue Chip Commercial Real Estate, 101 N. Main Street, Unit 15, Crystal Lake, IL 60014
www.bluechipcommercialre.com

COMMERCIAL REDEVELOPMENT

223-231 E STATE ROAD, ISLAND LAKE, IL

PROPERTY FEATURES



PROPERTY SPECIFICATIONS

OFFERING:	Commercial Redevelopment/ Value Add Opportunity
PRICING:	\$2,499,000 \$13 SF
ACRES:	4.41 ACRES
BUILDING:	25,900 SF 16,486 SF 1,610 SF
DIVISIBLE:	NO
FRONTAGE:	567' IL-176
ZONING:	B2 B1 (Village of Island Lake)
UTILITIES:	Municipal Water & Sanitary
ACCESS:	Signalized Control / Full Access
TRAFFIC: COUNTS	17,300 VPD IL-176
TAXES:	\$109,232 \$0.57 SF 5 Parcels Total

Investment Highlights

- Retail Redevelopment Opportunity in Island Lake, IL | 4.41 Total Acres
- Includes 3 Existing Retail Buildings (Former Grocery, Bank, and Hardware Store)
 - 567' of Frontage on Route 176! Traffic Counts of 17,300 Per Day
- Affluent Population with Average Household Income Exceeding \$109,397 Within 3 Mile Radius
 - Property is currently Zoned B2 & B1 (Village of Island Lake)
 - Stoplight Controlled Intersection | Multiple Access Points
- Ideal uses include Retail, Fast Food, Sit Down Restaurant, Home Improvement/Garden Supply Store, Hotel, Boat, Bicycle/Motor Sales, Theater/Entertainment, Medical/Healthcare Clinic

COMMERCIAL REDEVELOPMENT

223-231 E STATE ROAD, ISLAND LAKE, IL

AERIAL RETAIL MAP



COMMERCIAL REDEVELOPMENT

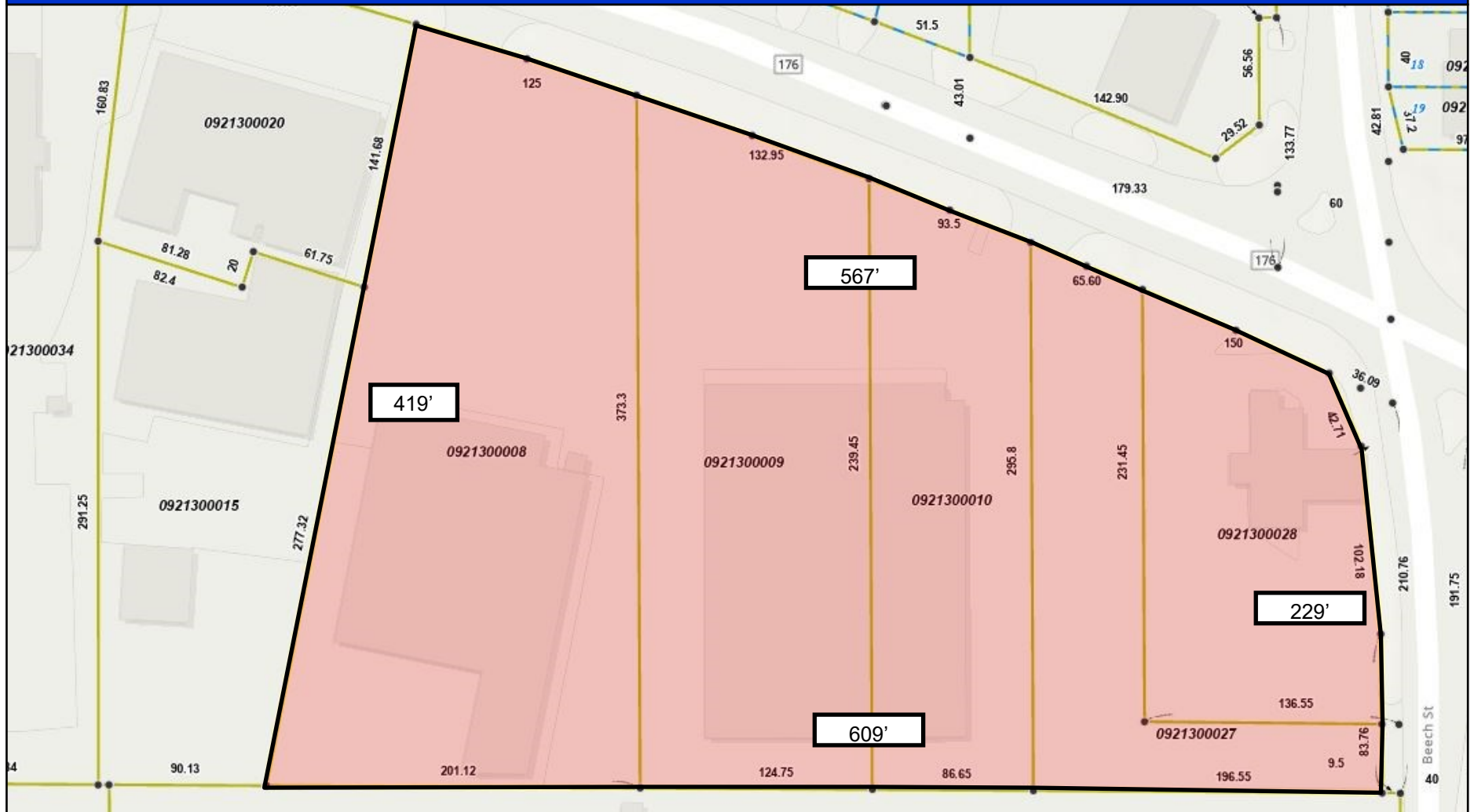
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EXISTING SITE



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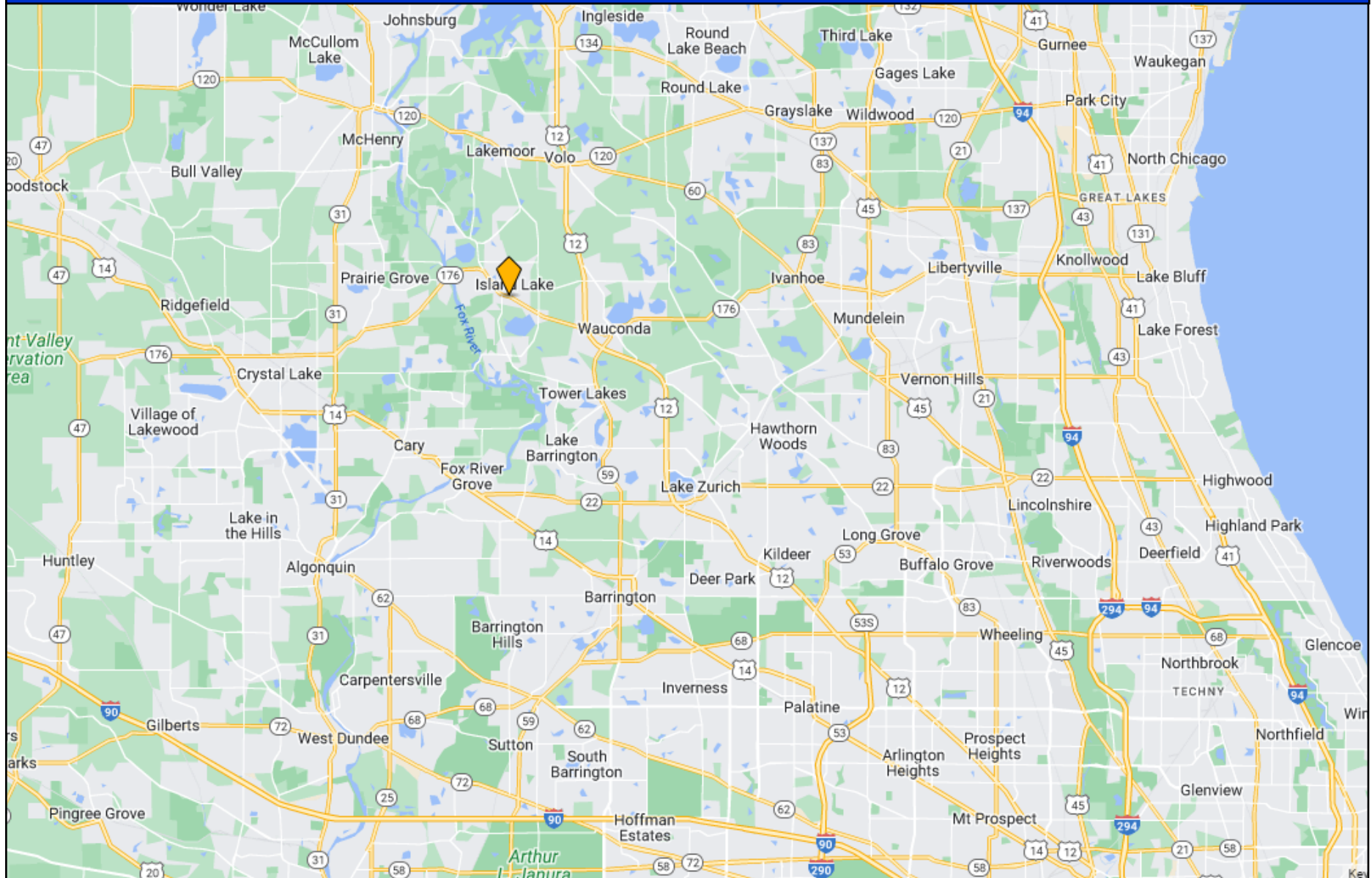
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COMMERCIAL REDEVELOPMENT

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STREET MAP



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