

Commercial Corner For Sale or Lease

**Robert E. Frank
Real Estate, Inc.**

**Southeast Corner
Rollins & Fairfield Roads
Round Lake Heights, IL 60073**



**Asking
\$437,500**

or \$1.00 PSF Ground Lease

Prime corner with frontage on busy Rollins Road and Fairfield Roads in booming Round Lake, IL. Village is aggressively seeking commercial tax base. Join new developments at signalized intersection of Fairfield Road and Rollins Road.

**Robert E. Frank
Real Estate, Inc.**

**P.O. Box 1111
829 Milwaukee Ave.
Lake Villa, IL 60046**

**Phone: 847-356-LAND x11
Fax: 847-356-3311
Cell: 847-508-LAND (5263)**

**E-mail:
Landman5263@ameritech.net**

**We're on
the Web!**

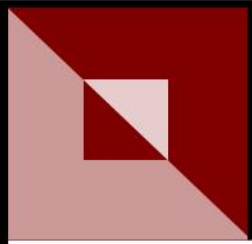
Features:

- Business Commercial Zoning
- Site just under 40,000 square feet
- Ideal corner lot
- Busy Intersection

Property is located on the southeast corner of Fairfield and Rollins Roads.

All Information is not Guaranteed

www.RobertEFrankRealEstate.com

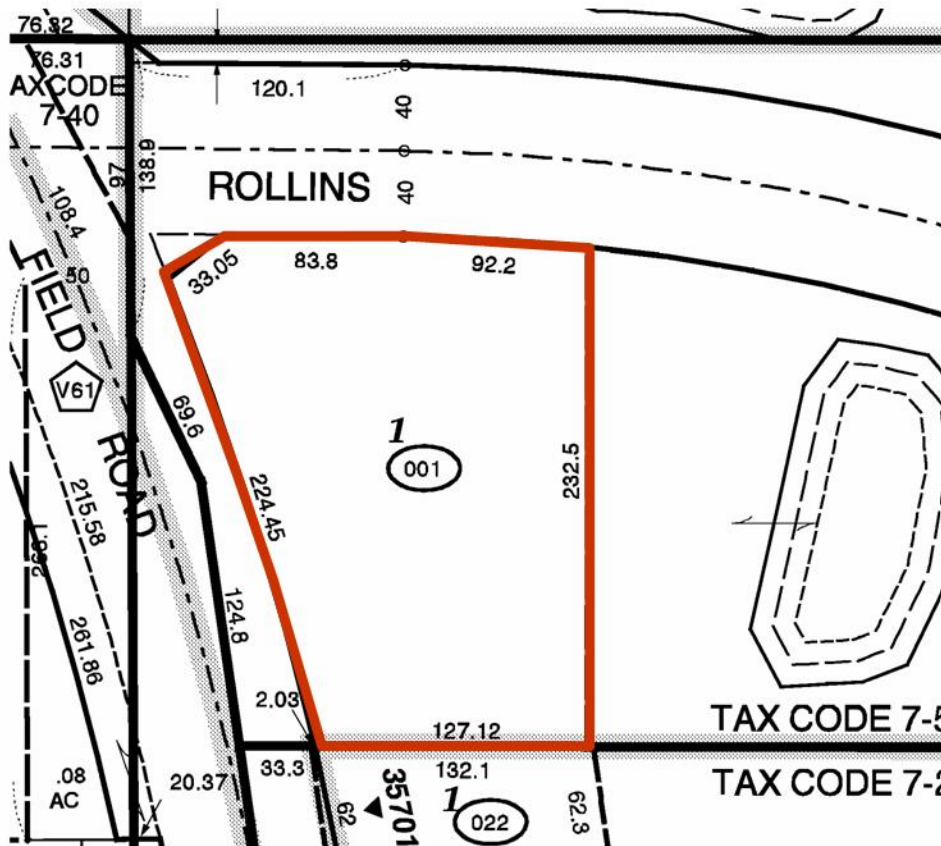


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Plat Map



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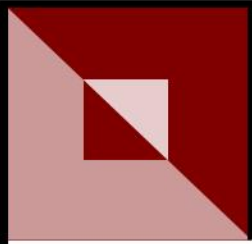
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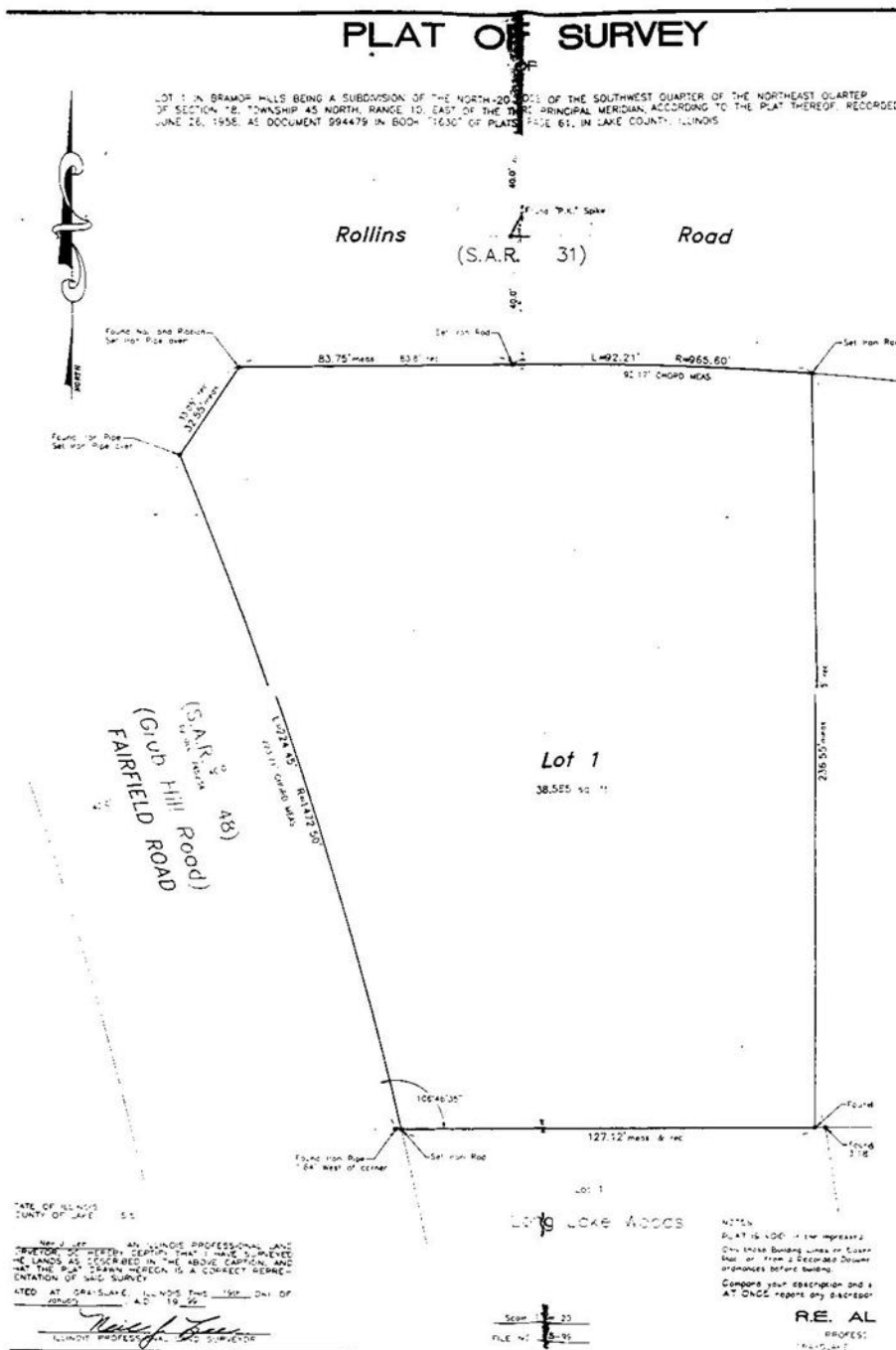


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Survey



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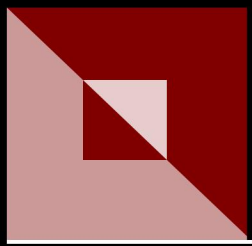
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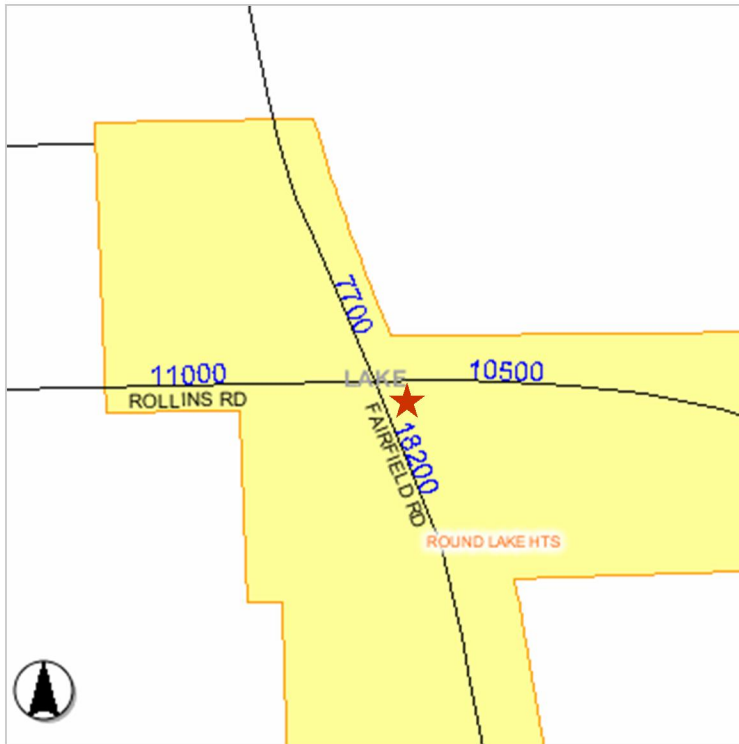
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Traffic Count



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Color Aerial



Land LIST#: 06263066 STAT: **NEW** CTGF: AREA: 73
 LDR: 08/31/2006 LP: \$437,500
 LD: 08/31/2006 OL: \$437,500
 OMD: LISTING MRKT TIME: 1 SP:
 CONT DT: RP: \$1
 FIN: ORP: \$1
 CLSD DT: RNP:
 SELLING AGT: FIN:
 SELLING OFC: PNT:
 ADDRESS: LOT 1 ROLLINS & FAIRFIELD SLN: 1
 CITY: ROUND LAKE HEIGHTS ZIP: 60073 CT: 0
 SUB: AZN: COM

DIR: RT 83 N TO ROLLINS ROAD, GO W TO SOUTHEAST CORNER OF ROLLINS AND FAIRFIELD ROADS
 OWN: Fee Simple

CRP: ROUND LAKE CNY: Lake TWN: AVON PIN: 06182020010000 MP:
 RMS: 0 BR: 0 BTH: 0 MBB: FP: 0 BB: BMT: PKN: CARS: 0 WF: N
 COMMERCIAL: RP: \$1 RU: Square Feet (Annual) LT: LOAN: EQY: \$0 BUP: Y
 DIM: 208 X 232 X 127 X 224 ACR: 0.87 FF: 432 ASQ: 38,300
 TLA: 1 TAX: \$1,419.31 TXY: 2005 TXC: None SAS: N R1S: R2S: ORS:

GRS: DIST#: 116 JH: DIST#: 116 HS: DIST#: 116 OT: DIST#:
 COORDINATES: NORTH: 36 SOUTH: 0 EAST: 0 WEST: 24

BAK: Other KEL:
 AIR: None LND: Wooded
 AML: LOCAT: Corner
 BAS: Lot Size: .50-.99 Acre
 BIM: OWT: Sole Proprietor
 CLN: Cash PTU: Commercial
 CLW: Other POS: Closing
 CNS: RSF: Asphalt
 CUU: Commercial RRA:
 EXT: STY:
 FND: TPA:
 FMT: TPE:
 FTG: City Street, Signal Intersection TRM:
 HEA: UTIL: Electric to Site, Gas Nearby, Sanitary Sewer Nearby, Water-Nearby
 INF: None

Remarks: SUPER CORNER WITH FRONTAGE ON ROLLINS ROAD AND FAIFIELD ROAD! BUSINESS COMMERCIAL ZONING IN ROUND LAKE HEIGHTS. AGGRESSIVE VILLAGE SEEKING COMMERCIAL TAX BASE. IDEAL LOCATION FOR A CONVENIENCE STORE, GAS STATION, OR PROFESSIONAL OFFICES!! JUST UNDER 40,000 SQUARE FOOT SITE. JOIN NEW COMMERCIAL DEVELOPMENTS AT SIGNALIZED INTERSECTION!!!

INTERNET LISTING: All

REMARKS INTERNET: Y

ADI: Y

HEM: Y

CC: 2.5% - \$100

SCI: None

LIST: Exclusive Agency

EMAIL: Landman5263@ameritech.net;
 Landman5263@aol.com

SHO: WALK PROPERTY - CAL LO W/ QUESTIONS

OWNER: OWNER OF RECORD

AON: Y

PHONE:

BROKER: ROBERT E. FRANK REAL ESTATE

ID#: 2412

PHONE: (847) 356-5263

AGENT: [ROBERT FRANK](#)

ID#: 11927

PHONE: (847) 356-5263

CO-

AAN: CELL: 847-508-5263

LIST: