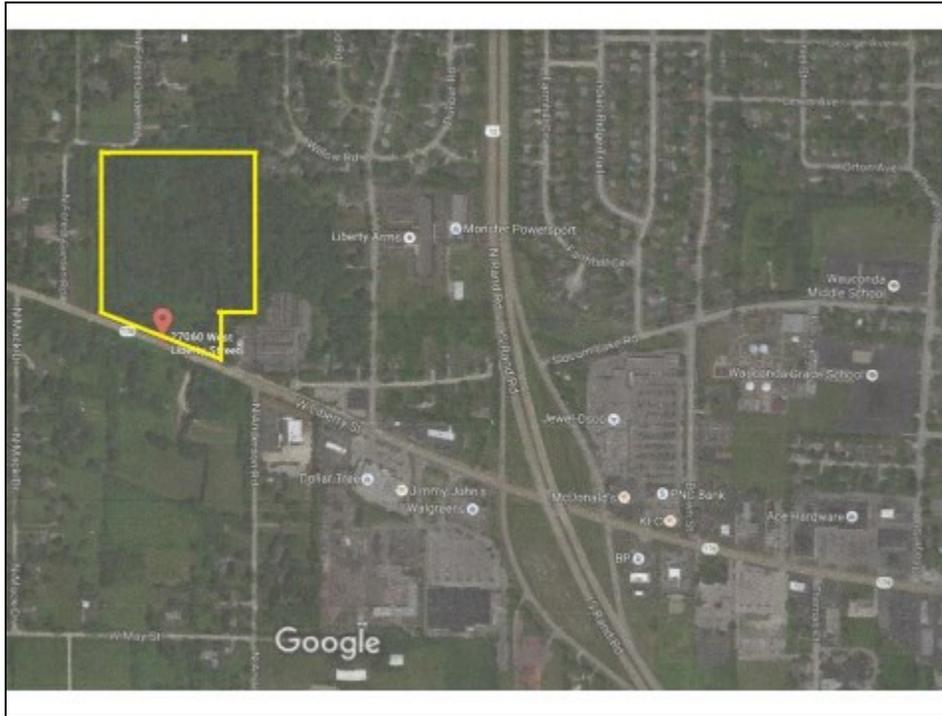


Wauconda Commercial Properties for Sale - November 2016

1 27060 W Liberty St, Wauconda, IL 60084



Property Details

Price	\$350,000
Lot Size	20 AC
Price/AC	\$17,500 /AC
Property Type	Land
Property Sub-type	Commercial/Other (land)
Zoning Description	R-1
Tax ID/APN	0927400013
Status	Active
LoopNet ID	20023824

Broker Information

Sean Ryan
Ryan and Company Realtors
(847) 526-0300

Property Notes

Listing's Link: <http://www.loopnet.com/lid/20023824>

Lots

#	Price	Size	Price/Size	Description
1	\$350,000	20 AC	\$17,500 /AC	762 Feet of Highway Frontage. Prime Development Opportunity. Located Just West of US Highway Rt 12 & Rt 59.

Property Description

20 Acres for sale on Route 176 with 762 Feet of Highway Frontage. Will support a 10,500 SF Free Standing Commercial building. Great location next to busy Taco Bell. Priced to Sell!

Location Description

Route 176 just west of Route 12 & Rt 59



Property Details

Price	\$240,000
Building Size	3,600 SF
Price/SF	\$66.67 /SF
Property Type	Industrial
Property Sub-type	Manufacturing
Additional Sub-types	Industrial Condo
Property Use Type	Vacant/Owner-User
Occupancy	0%
Clear Ceiling Height	11 FT
Status	Active
LoopNet ID	19946681

Broker Information

Wayne Kurchina, CCIM
 ILrealty, Inc Kurchina &
 Associates
 (847) 912-1313

Property Notes

Listing's Link: <http://www.loopnet.com/lid/19946681>

Property Description

Manufacturing Location. Well positioned double unit currently used for manufacturing. Well established Foundry in place for 30+ years, all equipment is available and can be purchased separately. Suite is equipped with heavy power 480/3ph distributed through out the space with buss bar. Pneumatic air lines are also in place all included in the sale. Floor drains are protected no EPA issues. Two restrooms in place and two additional restrooms are stubbed in.

Location Description

Just south of the signaled intersection of Rand Rd. (Route 12) and Bonner. Access from Rand Rd. or Brown Street.



Property Details

Price	\$295,000
Building Size	4,241 SF
Lot Size	16,509 SF
Price/SF	\$69.56 /SF
Property Type	Retail
Property Sub-type	Free Standing Bldg
Property Use Type	Vacant/Owner-User
No. Stories	1
Year Built	1991
Tax ID/APN	09-26-422-001
Status	Active
LoopNet ID	19925574

Broker Information

Brad Thompson
Millennium Properties R/E, Inc.
(312) 338-3012

Property Notes

Listing's Link: <http://www.loopnet.com/lid/19925574>

Property Description

In the heart of downtown Wauconda, a 4,290 square foot, freestanding former restaurant is available for sale. This property is currently built-out to include two dining rooms, a commercial kitchen, a partial basement, and multiple walk-in coolers. With an opportunity for rebranding, this space is best suited for an owner/user in the restaurant business. At the intersection of Liberty, Osage, and Bangs St. in downtown Wauconda, 12,500 cars pass by this site daily.

Location Description

Wauconda is a town at the south end of Bangs Lake in Lake County. The village is primarily populated by homeowners with young families, making Wauconda an appealing location for businesses looking to grow with a residential consumer base.



Property Details

Price	\$799,000
Building Size	22,225 SF
Lot Size	1.70 AC
Price/SF	\$35.95 /SF
Property Type	Industrial
Property Sub-type	Warehouse
Property Use Type	Vacant/Owner-User
Occupancy	0%
Clear Ceiling Height	20 FT
No. Dock-High Doors/Loading	2
No. Drive In / Grade-Level Doors	6
Status	Active
LoopNet ID	19631641

Broker Information

Jeff Gilbert
Wagener Equities Commercial Real
Estate Services Inc.
(847) 816-2623

Property Notes

Listing's Link: <http://www.loopnet.com/lid/19631641>

Property Description

22,225 sq.ft. building with 2,500 sq.ft. of office space, two stories located on 1.7 acres. Also, available for Lease at \$6.50 SF.

Location Description

W/S Old Rand (Main) 1 blk S of Bonner

COMPREHENSIVE COMMERCIAL REAL ESTATE SOLUTIONS LLC
MATT OCHALSKI
P. (847)804-9290
F. (847)295-4024
Matt@COMPCRE.COM

LEASE OPPORTUNITY
372 W. LIBERTY STREET, WAUCONDA, IL 60084



FOR LEASE OR BTS - UP TO 5,000 SF

- EXISTING 4,920 SF BUILDING OR
- NEW CONSTRUCTION UP TO 5,000 SF
- PIN #: 09-26-422-005
- WAUCONDA RETAIL DISTRICT LOCATION

Maps to text location deemed to be reliable. No liability is assumed for accuracy by Comprehensive Commercial. Information is subject to change. It is your responsibility to independently confirm its accuracy. You and your agents should conduct a careful, independent investigation of the property and determine its suitability.

Property Details

Price	\$295,000
Building Size	4,920 SF
Lot Size	21,257 SF
Price/SF	\$59.96 /SF
Property Type	Retail
Property Sub-type	Free Standing Bldg
Property Use Type	Vacant/Owner-User
Commission Split	2.40%
Occupancy	0%
Status	Active
LoopNet ID	19580171

Broker Information

Matthew Ochalski
Comprehensive Commercial Real Estate Solutions LLC
(847) 804-9290

Property Notes

Listing's Link: <http://www.loopnet.com/lid/19580171>

Property Description

Iconic Quonset Hut building in Wauconda

Location Description

Liberty Street Wauconda

**Property Details**

Price	\$650,000
Lot Size	3.81 AC
Price/AC	\$170,603.68 /AC
Property Type	Land
Property Sub-type	Commercial/Other (land)
Status	Active
LoopNet ID	19501849

Broker Information

John Whitehead
NAI Hiffman
(630) 693-0643

Property Notes

Listing's Link: <http://www.loopnet.com/lid/19501849>

Lots

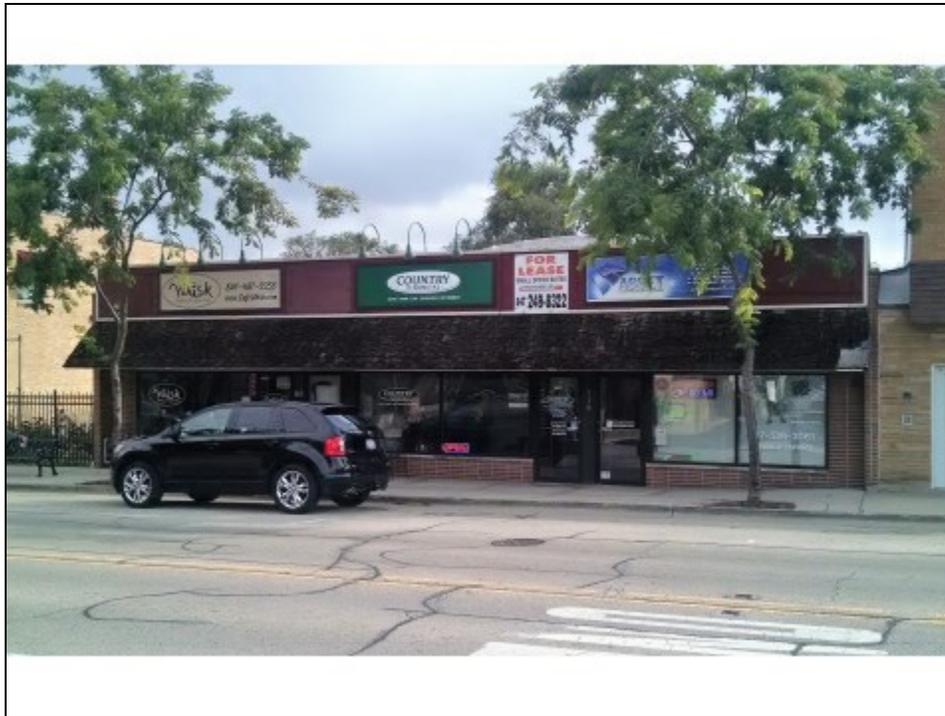
#	Price	Size	Price/Size	Description
1	\$650,000	3.81 AC	\$170,603.68 /AC	

Property Description

PRICE REDUCED! \$650,000 (from \$871,309) 27008 N US Hwy 12 (aka: 301 S. Rand Rd):-3.08 acres-Currently used for mulch storage-2015 taxes: \$20,091 26950 N US Hwy 12 (aka: 305 S. Rand Rd):-0.73 acres-Functional log cabin currently used as office-Detached garage with second story-2015 taxes: \$12,360

Location Description

-Exposure along Rand Road, just south of Route 176-No wetland area-Zoned General Business



Property Details

Price	\$600,000
Gross Leasable Area	6,050 SF
Price/SF	\$99.17 /SF
Property Type	Retail
Property Sub-type	Neighborhood Center
Additional Sub-types	Office Building Street Retail
Property Use Type	Vacant/Owner-User
Commission Split	2.50%
Occupancy	0%
Tax ID/APN	09-25-302-012
Status	Active
LoopNet ID	19440778

Broker Information

Mike Marling
Marling Management Inc.
(847) 249-8322

Property Notes

Listing's Link: <http://www.loopnet.com/lid/19440778>

Property Description

6,050 SF building currently 95% Leased. Recent major renovation to unit 216 built out as bakery leased until 5/31/18. 218 Main St. (south side of building) consists of 2 storefront units leased and a small office center behind retail unit with all units leased besides one +/- 300sf unit available for lease. Parking on street with additional parking in rear of the building.

Location Description

Located in downtown Wauconda on Main St. Great foot and car traffic. In the path of Growth this is a great location to move your business to or buy this building as an investment.

**Property Details**

Price	\$445,760
Building Size	7,960 SF
Price/SF	\$56 /SF
Property Type	Industrial
Property Sub-type	Flex Space
Additional Sub-types	Manufacturing Office Showroom Warehouse
Property Use Type	Vacant/Owner-User
Occupancy	0%
Clear Ceiling Height	18 FT
No. Dock-High Doors/Loading	1
No. Drive In / Grade-Level Doors	1
Status	Active
LoopNet ID	19425526

Broker Information

Kris Merritt
 Platford Realty, Inc
 (847) 387-3482

Listing's Link: <http://www.loopnet.com/lid/19425526>

Property Notes

Property Description

Almost \$30,000 price reduction!! Great Office Warehouse unit ready to move in. Tall ceilings, big 600 Amp 480 volt power. Truck dock and Large drive in door to unit. Corner unit with lots of windows.

Location Description

Between Route 12 and Old Rand Rd south of Bonner Rd.



Property Details

Price	\$275,000
Building Size	3,655 SF
Lot Size	18,195 SF
Price/SF	\$75.24 /SF
Property Type	Retail
Property Sub-type	Retail (Other)
Property Use Type	Investment
Occupancy	100%
No. Stories	2
Tenancy	Multiple
Tax ID/APN	0926420001
Status	Active
LoopNet ID	19399684

Broker Information

Bruce Kaplan
Premier Commercial Realty
(847) 854-2300

Property Notes

Listing's Link: <http://www.loopnet.com/lid/19399684>

Property Description

Fully Leased Investment /User Property 3,655 SF Mixed Use Building Plus 576 SF Detached Garage 100% leased investment or user property with three income generating buildings. Building 1: Hookah Lounge tenant. Building 2: Antique Shop on main level and a 2 bedroom apartment upstairs. Building 3: 2-car garage, rents for \$125/mo. Located on triangular parcel with excellent exposure on Route 176 and Barrington Road with 4 existing curb cuts. Located in a TIF district. One-year-old HVAC in hookah lounge. Gas & electric paid by tenant. 13,800 vehicles per day on Rt. 176 and 5,850 vehicles per day on Barrington Road. See attached rent roll and floor plans.

Location Description

Intersection of Route 176 and Barrington Road.



Listing's Link: <http://www.loopnet.com/lid/18782501>

Property Details

Price	\$495,000
Building Size	9,076 SF
Lot Size	25,265 SF
Price/SF	\$54.54 /SF
Property Type	Office
Property Sub-type	Medical Office
Property Use Type	Vacant/Owner-User
Distressed	Yes
Commission Split	2.50%
Occupancy	0%
No. Stories	2
Building Class	B
Year Built	1958
Parking Ratio	3.10 / 1,000 SF
Tax ID/APN	09262100150000
Status	Active
LoopNet ID	18782501

Broker Information

Steven Maher
Kinzie Brokerage LLC
(847) 208-4450

Property Notes

Property Description

Professional Office Building with 4 separate spaces (including one shared office/reception area for a potential 5th Tenant). High traffic corner location, just a few blocks from business district and High School. Current Tenants include Physical Therapy, Dental and Wellness. Property is Bank Owned and being sold AS-IS with no Disclosures, Warranties or Survey.

Location Description

Route 176 to S. Main Street. Turn north on Main Street to Property. Located on corner of N. Main Street and Lewis Ave.



Property Details

Price	\$665,000
Lot Size	2.73 AC
Price/AC	\$243,589.74 /AC
Property Type	Land
Property Sub-type	Retail (land)
Additional Sub-types	Office (land) Retail-Pad (land)
Zoning Description	R5
Features	Electricity/Power Water Gas/Propane
Status	Active
LoopNet ID	18607825

Broker Information

Joe Heffernan
Premier Commercial Realty
(847) 302-5550

Property Notes

Listing's Link: <http://www.loopnet.com/lid/18607825>

Lots

#	Price	Size	Price/Size	Description
1	\$665,000	2.73 AC	\$243,589.74 /AC	

Property Description

Only \$5.59 PSF. 240 ft. frontage on Route 176. Access to Route 59 in back. Current zoning R-5. Future Retail/ Office/ Mixed Use. Located in new Wauconda TIF district. Utilities exist at site. 3 Rental properties on site currently rented. Please do not disturb tenants.

Location Description

Route 12 to Route 176, East

**Property Details**

Price	\$349,900
Lot Size	5.79 AC
Price/AC	\$60,431.78 /AC
Property Type	Land
Property Sub-type	Commercial/Other (land)
Features	Electricity/Power Water
Status	Active
LoopNet ID	18443256

Broker Information

Sean Ryan
Ryan and Company Realtors
(847) 526-0300

Property Notes

Listing's Link: <http://www.loopnet.com/lid/18443256>

Lots

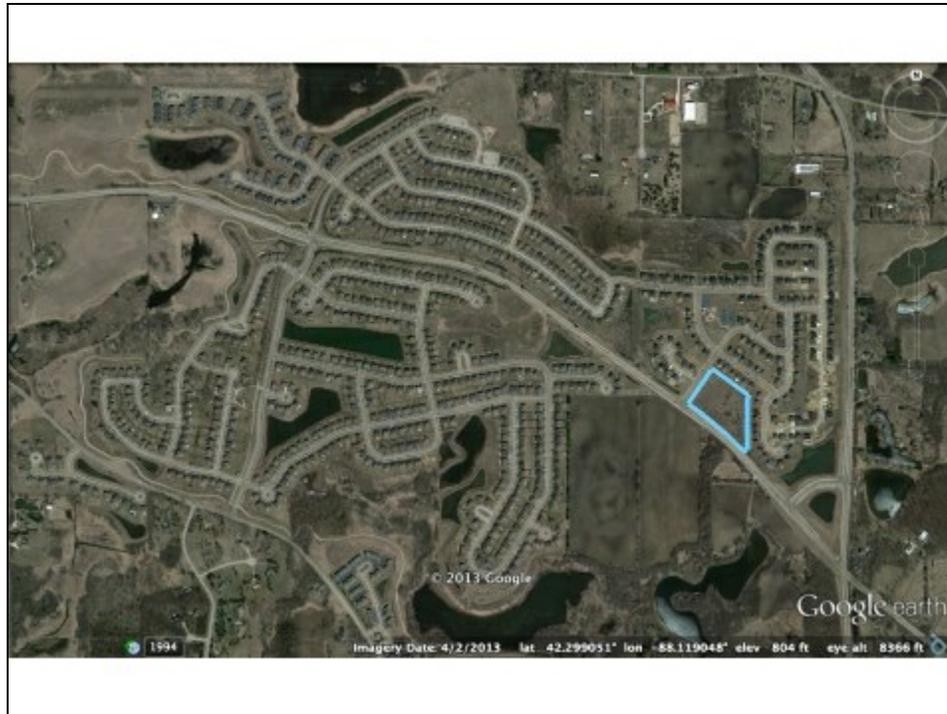
#	Price	Size	Price/Size	Description
1	\$349,900	5.79 AC	\$60,431.78 /AC	Irregular lot extending from Rt 12/Rt 59 to Ivanhoe Rd. 455x285x777.5x171x301x404

Property Description

REDUCED!! Land currently has a home and barn on 5.79 acres. Property is improved. Great opportunity on the corner of Barrington Rd (Rt 59) and Rand Rd (Rt 12).

Location Description

Corner of Barrington Rd (Rt 59) and Rand Rd (Rt 12)



Property Details

Price	\$500,000
Lot Size	232,700 SF
Price/SF	\$2.15 /SF
Property Type	Land
Property Sub-type	Retail (land)
Zoning Description	Wauconda GB (General Business)
Features	Electricity/Power Water Telephone Cable Gas/Propane
Status	Active
LoopNet ID	18403279

Broker Information

Tim Kellogg
WDH Real Estate
(630) 882-0221

Property Notes

Listing's Link: <http://www.loopnet.com/lid/18403279>

Lots

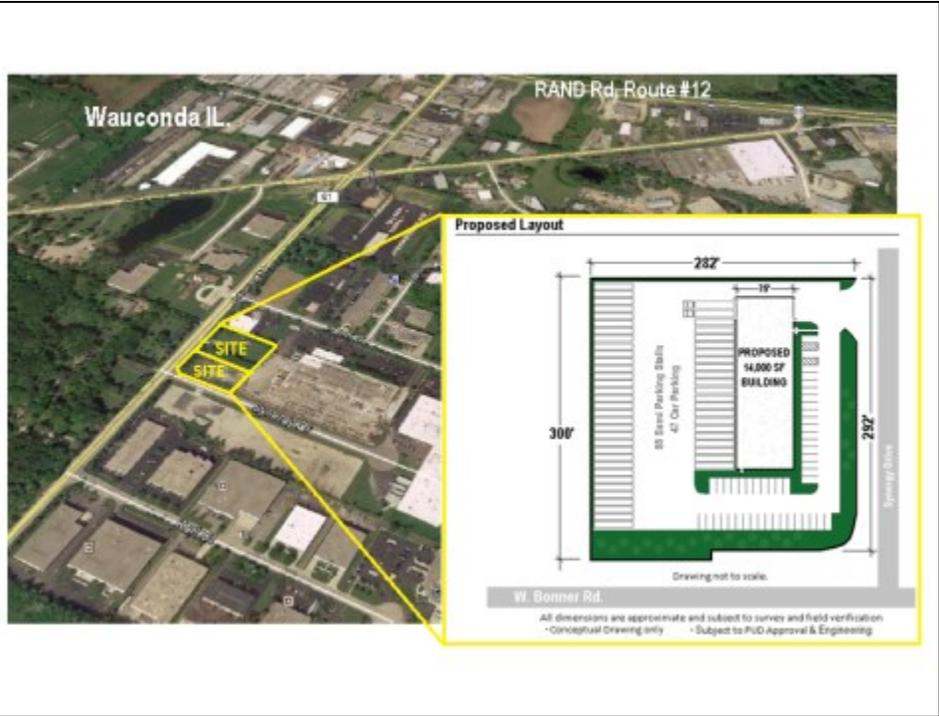
#	Price	Size	Price/Size	Description
1	\$500,000	232,700 SF	\$2.15 /SF	

Property Description

Only commercial zoning within the Liberty Lakes master-planned community.

Location Description

Northeast corner of Gilmer Rd & Sedgebrook Dr intersection



Property Details

Price	\$560,617.21
Lot Size	1.98 AC
Price/AC	\$283,140 /AC
Property Type	Land
Property Sub-type	Commercial/Other (land)
Zoning Description	U
Features	Electricity/Power Water Gas/Propane
Status	Active
LoopNet ID	18393877

Broker Information

Rick Delisle
RD Strategic
(847) 812-8180

Property Notes

Listing's Link: <http://www.loopnet.com/lid/18393877>

Lots

#	Price	Size	Price/Size	Description
1	\$560,617.21	1.98 AC	\$283,140 /AC	Commercial development site, with good exposure on Bonner Road and access to utilities, off site detention, curb cut on Synergy Drive and in a zoning district that permits outside storage.

Property Description

Commercial development site, with good exposure on Bonner Road and access to utilities, off site detention, curb cut on Synergy Drive and in a zoning district that permits outside storage.

Location Description

LOT 1 Synergy Dr, Wauconda, IL 60084

**Property Details**

Price	\$110,000 - 160,000
Building Size	70,000 SF
Unit Size	1,950 - 3,000 SF
Price/SF	\$53.33 - 56.41 /SF
Property Type	Industrial
Property Sub-type	Industrial Condo
Property Use Type	Vacant/Owner-User
Clear Ceiling Height	12 FT
Status	Active
LoopNet ID	18380280

Broker Information

Kris Merritt
 Platford Realty, Inc
 (847) 387-3482

Property Notes

Listing's Link: <http://www.loopnet.com/lid/18380280>

Units

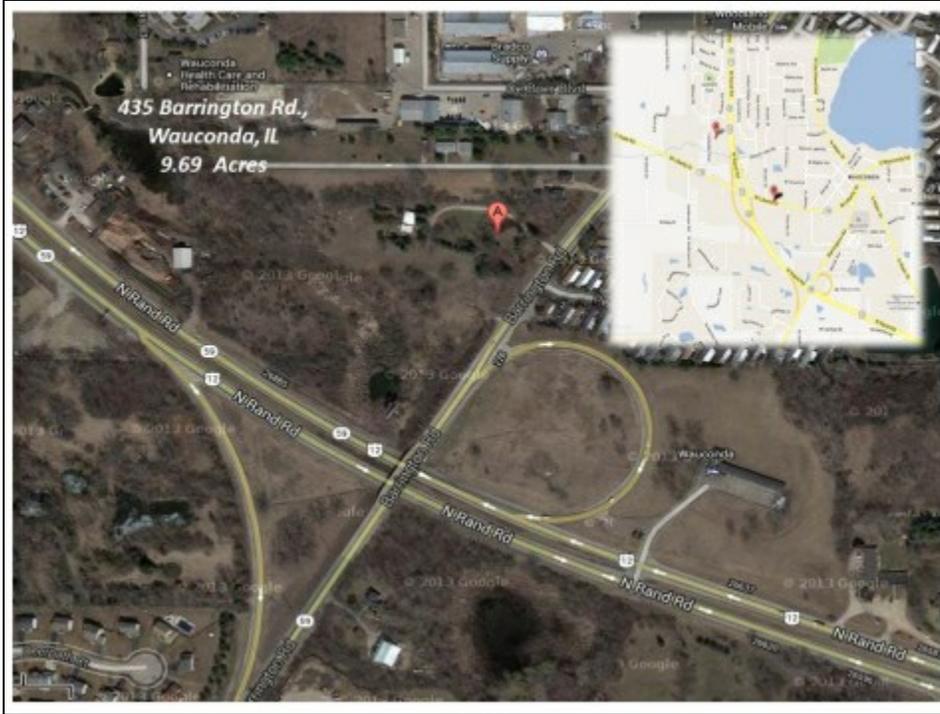
#	Price	Size	Price/Size	Description
212	\$160,000	3,000 SF	\$53.33 /SF	Open warehouse unit in great location.
102	\$110,000	1,950 SF	\$56.41 /SF	Corner unit with DID.

Property Description

Warehouse space in prime location Great price, motivated seller. Bring offers!

Location Description

Route 12 (Rand Rd.) North to 950 Rand Rd. #212, just South of Bonner Rd. in Wauconda.



Property Details

Price	Price Not Disclosed
Lot Size	9.69 AC
Property Type	Land
Property Sub-type	Commercial/Other (land)
Features	Electricity/Power Water Telephone Cable Gas/Propane
Status	Active
LoopNet ID	18256341

Broker Information

Kenneth Fishleigh
 Brokerocity
 (847) 878-7638

Property Notes

Listing's Link: <http://www.loopnet.com/lid/18256341>

Lots

#	Price	Size	Price/Size	Description
1		9.69 AC		

Property Description

9.69 Acres zoned retail business with water and sewer to the property is ready for development! Located in Wauconda TIF district and the Village is very receptive to ideas and willing to work with you. Visible from Route 12 & Route 59 with a possible 2 additional acres to provide Rt 12 Access. GREAT EXPOSURE!!! Ready for Multi-Family, Assisted Living, Industrial uses. Sewer, Gas, Electric on site. 1 building on property that is rented on a month to month lease. Village of Wauconda is ready and willing to work with buyers. Located in a TIF district. Survey is available for review.

Location Description

Highway US Route 12 East on Route 176, South on Barrington Road to 435 Barrington Rd., on West side



Listing's Link: <http://www.loopnet.com/lid/17642282>

Property Details

Price	\$1,900,000
Building Size	60,000 SF
Lot Size	241,730 SF
Price/SF	\$31.67 /SF
Property Type	Industrial
Property Sub-type	Flex Space
Property Use Type	Investment
Occupancy	100%
Tenancy	Multiple
Year Built	1960
Clear Ceiling Height	12 FT
No. Drive In / Grade-Level Doors	8
Features	Trailer Parking Electricity/Power
Tax ID/APN	09-26-422-002
Status	Active
LoopNet ID	17642282

Broker Information

Sean Ryan
Ryan and Company Realtors
(847) 526-0300

Property Notes

Property Description

5.5 Acres (6 Pin #'s and 2 addresses). Commercial & Industrial property with highway frontage to Route 176 and Route 59. Over 12 Rentals, mostly short term leases with many longtime tenants. Rent Roll on file. Prime Development Property.

Location Description

Route 176 and Route 59

**Property Details**

Price	\$1,200,000
Lot Size	6 AC
Price/AC	\$200,000 /AC
Property Type	Land
Property Sub-type	Retail (land)
Status	Active
LoopNet ID	17426722

Broker Information

Sean Ryan
 Ryan and Company Realtors
 (847) 526-0300

Property Notes

Listing's Link: <http://www.loopnet.com/lid/17426722>

Lots

#	Price	Size	Price/Size	Description
1	\$1,200,000	6 AC	\$200,000 /AC	

Property Description

Approximately 6 Acres Ready to Go! Sewer, Water and all Utilities. Over 400 Feet of Frontage on US Hwy 12. Great location for retail. Currently Zoned GB.

Location Description

Route 12 north of Bonner Rd. South of Route 120, North of Route 176



Property Details

Price	\$99,000
Lot Size	36,400 SF
Price/SF	\$2.72 /SF
Property Type	Land
Property Sub-type	Industrial (land)
Zoning Description	L-1
Features	Electricity/Power Water Gas/Propane
Status	Active
LoopNet ID	17399429

Broker Information

Bruce Bossow
Premier Commercial Realty
(847) 854-2300 Ext: 12

Property Notes

Listing's Link: <http://www.loopnet.com/lid/17399429>

Lots

#	Price	Size	Price/Size	Description
1	\$99,000	36,400 SF	\$2.72 /SF	

Property Description

Ready to build. .8 acre Industrial lot near Rand Road (Route 12) in Wauconda Industrial park. Pad ready, utilities to site. (Plans drawn for condo units with individual PINs but could be up to 9,000 SF freestanding building). Seller is a builder and would like to do a build to suit. Only \$2.72 psf!

Location Description

Route 12, East on Bonner, Left on Henri, left on Jamie



Listing's Link: <http://www.loopnet.com/lid/20033794>

Property Details

Price	\$245,000
Building Size	2,798 SF
Lot Size	5,280 SF
Price/SF	\$87.56 /SF
Property Type	Retail
Property Sub-type	Street Retail
Property Use Type	Investment
Commission Split	2.50%
Cap Rate	7%
Occupancy	100%
No. Stories	2
Tenancy	Multiple
Parking Ratio	1.98 / 1,000 SF
Tax ID/APN	09-26-403-018
Status	Active
LoopNet ID	20033794

Broker Information

Zak Peterson
(630) 890-1720

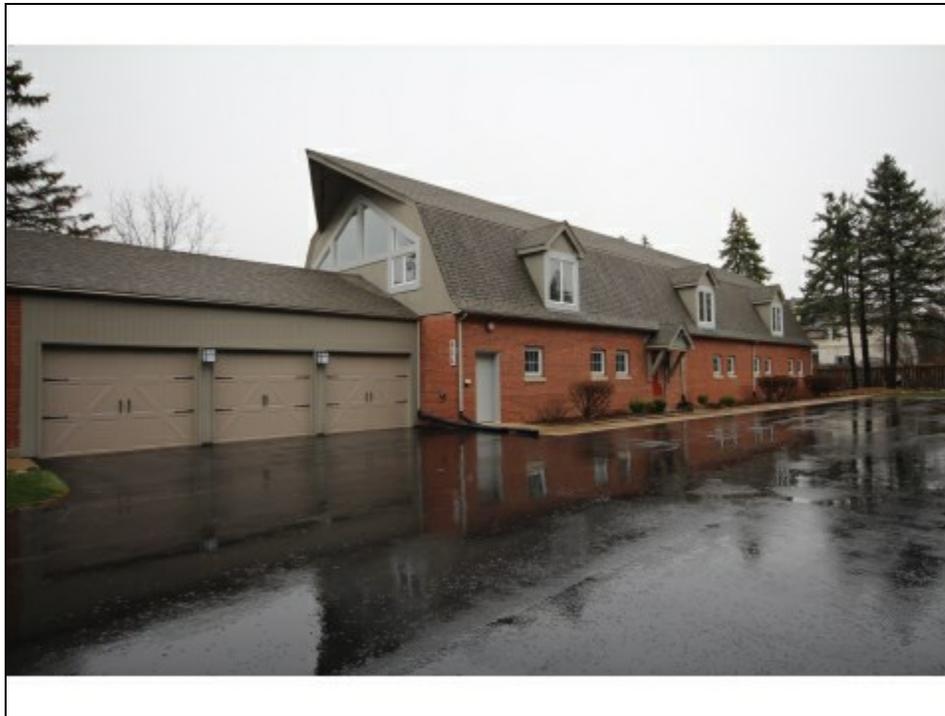
Property Notes

Property Description

Sale Retail Building with store front and 2/3 bedroom Apartment with separate entrance w/deck. Retail Space has front handicap ramp , rear parking for 5 to 6 cars. Great location with good traffic exposure, rear lake views.

Location Description

Main Street, in the heart of Wauconda.



Property Details

Price	\$799,000
Building Size	5,640 SF
Lot Size	59,242 SF
Price/SF	\$141.67 /SF
Property Type	Retail
Property Sub-type	Day Care Facility/Nursery
Property Use Type	Business For Sale
Commission Split	2.50%
Occupancy	0%
No. Stories	1
Parking Ratio	3.57 / 1,000 SF
Tax ID/APN	10-19-300-030
Status	Active
LoopNet ID	19945515

Broker Information

Anna Schreck
(847) 557-1615

Property Notes

Listing's Link: <http://www.loopnet.com/lid/19945515>

Property Description

Wow! This is the opportunity you have been looking for! A successful & profitable Day Care Facility in Lake County with a private residence. This gorgeous Historic brick Barn has been gutted and rehabbed to perfection and is in a great location. The beautiful residence has a dramatic open floor plan with hardwood floors and 2600 sq ft of living space. The Day Care/Preschool Facility is located on the main level and has multiple classrooms, kitchen, office, work shop, storage shed, mechanical room and much more with 3000 sq ft. The 1.37 acres of outdoor grounds are perfectly landscaped with a large playground area. There is a 3 car attached garage and 16 outside parking spaces. This property could easily be converted into a large single family home, another home based business, the possibilities are endless. Sold as a package the Residence, Land and Business and at an Excellent price! This is a must see!

Location Description

Located in Lake County. Route 176 to Lake Shore Blvd to Grand Blvd.



Property Details

Price	\$2,080,000
Lot Size	8 AC
Price/AC	\$260,000 /AC
Property Type	Land
Property Sub-type	Residential (land)
Zoning Description	R-1 Residential
Features	Electricity/Power Irrigation Water Telephone Cable Gas/Propane
Status	Active
LoopNet ID	19700005

Broker Information

Chris Tiedeman
Land Partners LLC
(847) 394-8000

Property Notes

Listing's Link: <http://www.loopnet.com/lid/19700005>

Lots

#	Price	Size	Price/Size	Description
1	\$2,080,000	8 AC	\$260,000 /AC	Land for 52 Townhouse lots. Bulk sale.

Property Description

52 Townhouse lots available in the "Highland Terrace" Subdivision. Fully-improved.

Location Description

On the corner of Regency Court and North Main Street in Wauconda.



Listing's Link: <http://www.loopnet.com/lid/19193900>

Property Details

Price	\$695,000
Building Size	7,500 SF
Lot Size	1.25 AC
Price/SF	\$92.67 /SF
Property Type	Industrial
Property Sub-type	Manufacturing
Property Use Type	Vacant/Owner-User
Occupancy	0%
No. Stories	1
Year Built	1981
Clear Ceiling Height	16 FT
No. Dock-High Doors/Loading	1
No. Drive In / Grade-Level Doors	1
Status	Active
LoopNet ID	19193900

Broker Information

 Brad Weiner
NAI Hiffman
(630) 693-0667
Commercial Real Estate Services, Worldwide.

Property Notes

Property Description

Low Lake County taxes. Business Park environment. Retail potential. Extra land for storage or expansion. Large fenced lot for outside storage

Location Description

Just off W. Bonner Road and N. Rand Road on Dato Lane. Frontage on Rand Road in Wauconda.



Listing's Link: <http://www.loopnet.com/lid/18843993>

Property Description

Single story three unit building located on Rt 176 with Frontage on Rt 59 (Barrington Rd also). Two units rented with one a currently vacated. Cap rate reflects empty unit. Long term tenants, plenty of parking all located on a 22,922 Sq Ft. Lot. Located just East on Route 176 off Route 12.

Location Description

Northwest suburbs. Take Route 12 to Route 176 go east to property address

Property Details

Price	\$275,000
Gross Leasable Area	4,000 SF
Lot Size	22,922 SF
Price/SF	\$68.75 /SF
Property Type	Retail
Property Sub-type	Neighborhood Center
Property Use Type	Investment
Commission Split	2.50%
Cap Rate	7%
Tenancy	Multiple
Tax ID/APN	09264220100000
Status	Active
LoopNet ID	18843993

Broker Information

Sandra Williamson CCIM
WILLIAMSON REAL ESTATE, INC.
(847) 526-6600

Property Notes



Property Details

Price	\$500,000 - 1,000,000
Lot Size	1.50 - 3.17 AC
Total Lot Size	6.17 AC
Price/AC	\$157,728.70 - 666,666.67 /AC
Property Type	Land
Property Sub-type	Retail (land)
Features	Electricity/Power Irrigation Water Telephone Cable Gas/Propane
Status	Active
LoopNet ID	18651705

Broker Information

Spencer LeMenager
Equity, Inc.
(847) 295-2800

Property Notes

Listing's Link: <http://www.loopnet.com/lid/18651705>

Lots

#	Price	Size	Price/Size	Description
476 W. L	\$1,000,000	1.50 AC	\$666,666.67 /AC	150' Frontage
480	\$1,000,000	1.50 AC	\$666,666.67 /AC	
US HWY12	\$500,000	3.17 AC	\$157,728.70 /AC	

Property Description

TOTAL 6.17 ACRES CONSISTING OF 3 TAX / ZONING PARCELS. Frontage of 300 feet on the south side.of Rte 176 (W. Liberty Street) 700 feet east of the intersection of Rte 176 and US Hwy 12 in Wauconda, Illinois 60084'

Location Description

Frontage of 300 feet on the south side.of Rte 176 (W. Liberty Street) 700 fet east of the intersection of Rte 176 and US Hwy 12 in Wauconda, Illinois 60084'



Property Details

Price	\$895,000
Building Size	14,023 SF
Lot Size	0.80 AC
Price/SF	\$63.82 /SF
Property Type	Industrial
Property Sub-type	Warehouse
Property Use Type	Vacant/Owner-User
Occupancy	0%
Clear Ceiling Height	18 FT
Status	Active
LoopNet ID	18196738

Broker Information



Stephen Sullivan
NAI Hiffman
(847) 610-0123

Property Notes

Listing's Link: <http://www.loopnet.com/lid/18196738>

Property Description

14,023 SF Building. 2,000 SF Office. 18'6" Clear Height. 1 exterior truck dock. 1 drive-in door. 30' x 27'6" bay size. 200 amps, 120/240 volts. 15 car parking. Ideal office layout with three privates and a conference room. Energy efficient infrared heating system in warehouse. New roof with 20-year warranty.

Location Description

Tremendous stand alone facility on corner lot in the Wauconda Industrial Park. Located just east of Route 12 off Bonner Road, west of Fairfield Road.



Listing's Link: <http://www.loopnet.com/lid/17973977>

Property Details

Price	\$1,495,000
Building Size	35,133 SF
Lot Size	1.87 AC
Price/SF	\$42.55 /SF
Property Type	Industrial
Property Sub-type	Warehouse
Additional Sub-types	Manufacturing
Property Use Type	Investment
No. Stories	1
Year Built	1990
Clear Ceiling Height	20 FT
No. Drive In / Grade-Level Doors	2
Features	Electricity/Power - A:1200 P:3 Sprinklers
Tax ID/APN	09-23-102-050
Status	Active
LoopNet ID	17973977

Broker Information

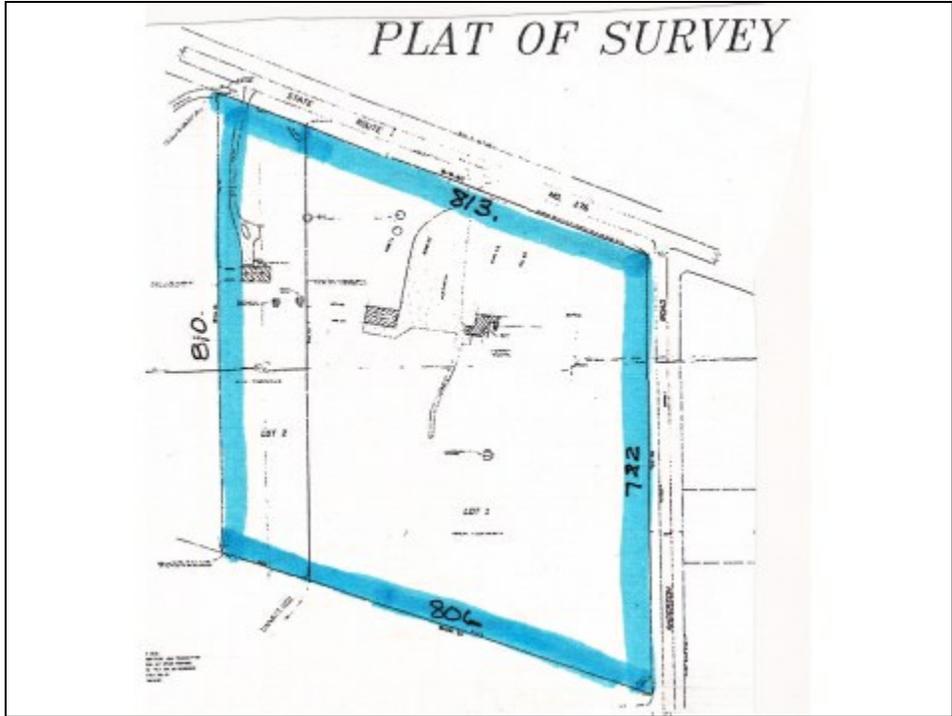


Ned Frank
Colliers International
(847) 698-8444

Property Notes

Property Description

Ideally a contractor yard, on-site trailer storage.



Property Details	
Price	\$3,500,000
Lot Size	14 AC
Price/AC	\$250,000 /AC
Property Type	Land
Property Sub-type	Retail (land)
Features	Electricity/Power Water Telephone Cable Gas/Propane
Tax ID/APN	0927402011
Status	Active
LoopNet ID	16626748

Broker Information
 Sandra Williamson CCIM
 WILLIAMSON REAL ESTATE, INC.
 (847) 526-6600

Property Notes

Listing's Link: <http://www.loopnet.com/lid/16626748>

Lots

#	Price	Size	Price/Size	Description
1	\$3,500,000	14 AC	\$250,000 /AC	

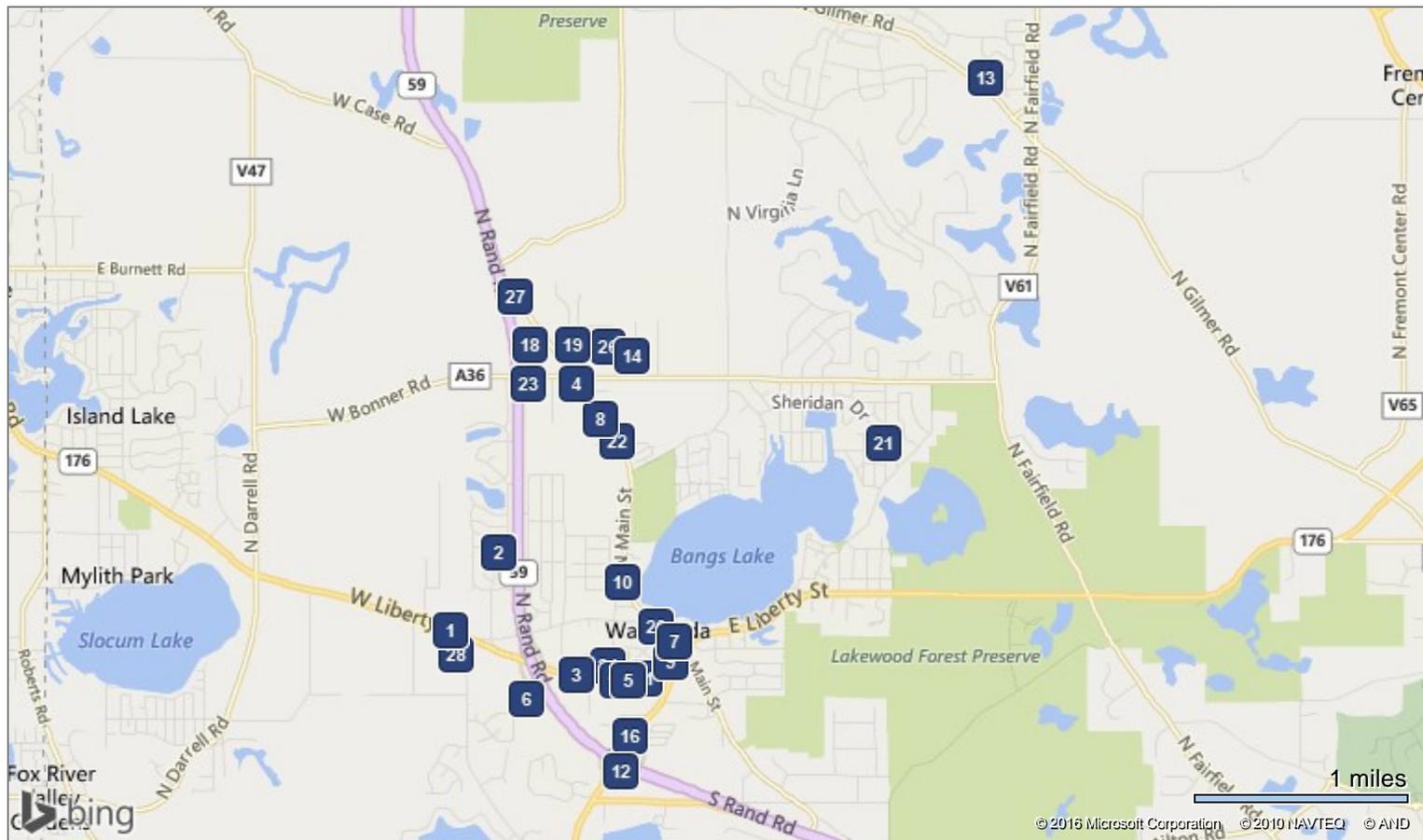
Property Description

Approx. 14 Acres located at the SWC of Route 176 & Anderson Road. Just 2 blocks to Route 176 & US Highway 12!! Incorporated in the village of Wauconda with many options for development.

Location Description

Northwest Suburbs. Located just West of central business district in Wauconda.

Map



1 27060 W Liberty St
Wauconda, IL 60084

4 1111 N Old Rand Road
Wauconda, IL 60084

7 216-218 Main St.
Wauconda, IL 60084

10 363 N. Main Street
Wauconda, IL 60084

13 Gilmer Rd & Sedgebrook Dr
Wauconda, IL 60084

16 435 Barrington Rd.
Wauconda, IL 60084

19 260 Jamie Lane
Wauconda, IL 60084

22 REGENCY COURT AND NORTH MAIN
STREET
Wauconda, IL 60084

25 476 - 480 W. Liberty St.
Wauconda, IL 60084

28 27065 N. Route 176
Wauconda, IL 60084

2 1000 N. Rand Rd. Unit 126-128
Wauconda, IL 60084

5 372 W Liberty Street
Wauconda, IL 60084

8 951 Old Rand Rd
Wauconda, IL 60084

11 338 W. Liberty Street (Route 176)
Wauconda, IL 60084

14 LOT 1 Synergy Drive
Wauconda, IL 60084

17 398 W Liberty St
Wauconda, IL 60084

20 106 N Main St
Wauconda, IL 60084

23 1160 N. Dato Lane
Wauconda, IL 60084

26 295 Jaime Lane
Wauconda, IL 60084

3 400 W Liberty St
Wauconda, IL 60084

6 26950 & 27008 N US Hwy 12
Wauconda, IL 60084

9 221 Barrington Road
Wauconda, IL 60084

12 26609 N. Route 59
Wauconda, IL 60084

15 950 Rand Rd.
Wauconda, IL 60084

18 28629 Route 12
Wauconda, IL 60084

21 924 Grand Blvd
Wauconda, IL 60084

24 314-318 Liberty Street
Wauconda, IL 60084

27 1520 N. Old Rand RD.
Wauconda, IL 60084