



Land
 Status: **NEW**
 Area: **73**
 Address: **0 Nippersink Ave, Round Lake, Illinois 60073**
 Directions: **Route 134 (Nippersink Ave.) west of Route 120 to MacGillis Drive**
 Sold by:
 Closed:
 Off Market:
 Dimensions: **331 X 182 X 348 X 174**
 Ownership: **Fee Simple**
 Corp Limits: **Round Lake**
 Coordinates: **N:33 W:23**
 Rooms:
 Bedrooms:
 Basement:

MLS #: **09006584**
 List Date: **08/05/2015**
 List Dt Rec: **08/08/2015**
 List Price: **\$150,000**
 Orig List Price: **\$150,000**
 Sold Price:
 Contract Date:
 Financing:
 Subdivision:
 Township: **Avon**
 County: **Lake**
 Rental Price:
 Rental Unit:
 List Mkt Time: **4**
 Points:
 Contingency:
 # Fireplaces:
 Parking:
 Garage Type:
 # Spaces: **0**

Remarks: **Commercial land located on both sides of MacGillis Drive at the corner of Route 134 (Nippersink Ave.). Huge price reduction since the last time it was on the market and priced well below assessed value. Located in the downtown planning area and a mixed use development is possible. Currently zoned C-1. All utilities are available to the property. There is a small amount floodplain and wetlands where Squaw Creek cuts through the back of the property. The property has lots of road frontage on both sides of MacGillis Drive and on Route 134. Owner may divide.**

School Data	Assessments	Tax	Miscellaneous
Elementary: (116) Junior High: (116) High School: Round Lake Senior (116) Other:	Special Assessments: No Special Service Area: No	Amount: \$9,469 PIN: 06292180150000 Mult PINs: No Tax Year: 2014 Tax Exmps:	Waterfront: No Acreage: 3.6 Apx Land SF: 156816 Front Footage: 331 # Lots Avail: Farm: No Bldgs on Land?: No
	Zoning Type: Commercial Actual Zoning: C1		

Lot Size: 3.0-3.99 Acres Lot Desc: Corner, Water View Land Desc: Floodplain, Floodway, Wetland/s Land Amenities: Farms Type: Bldg Improvements: Current Use: No Development Status, Platted Potential Use: Commercial, Recreational, Residential-Multi-Family, Residential-Single Family, Retail, Other Location: Central Business District, Mixed Use Area Known Liens: Seller Needs: Cash, Cash and Paper, New Opportunity Seller Will: Will Divide	Ownership Type: Individual Frontage/Access: City Street, State Road Road Surface: Asphalt Rail Availability: 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: Construction: Exterior: Air Cond: Heating: Utilities to Site: Electric Nearby, Gas Nearby, Sanitary Sewer Nearby, Water-Municipal, Water-Nearby General Info: Commuter Train, Flood Zone (Partial) Backup Package: Yes Backup Info: Possession: Closing Sale Terms:
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Agent Remarks: **The county wetland maps overstate the amount of wetlands according to a wetland study done for owner.**

Internet Listing: Yes VOW AVM: No Listing Type: Exclusive Right to Sell Coop Comp: 2.5% (on Gross SP) Showing Inst: Drive by and walk Owner: Daniel A and Douglas A. MacGillis Broker: RE/MAX Showcase (2411) List Agent: Jeffrey Bell, e-PRO (17027) Co-lister:	Remarks on Internet?: Yes VOW Comments/Reviews: No Holds Earnest Money: Yes Addl. Sales Info.: None Cont. to Show?: Ph #:	Addr on Internet?: Yes Lock Box: None Special Comp Info: None Agent Notices: Expiration Date: Agent Owned/Interest: No
	Ph #: (847) 596-6100 Ph #: (847) 601-1201 Ph #:	Team: Email: jeff_bell_remax@sbcglobal.net; jeffrebell@remax.net More Agent Contact Info:

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