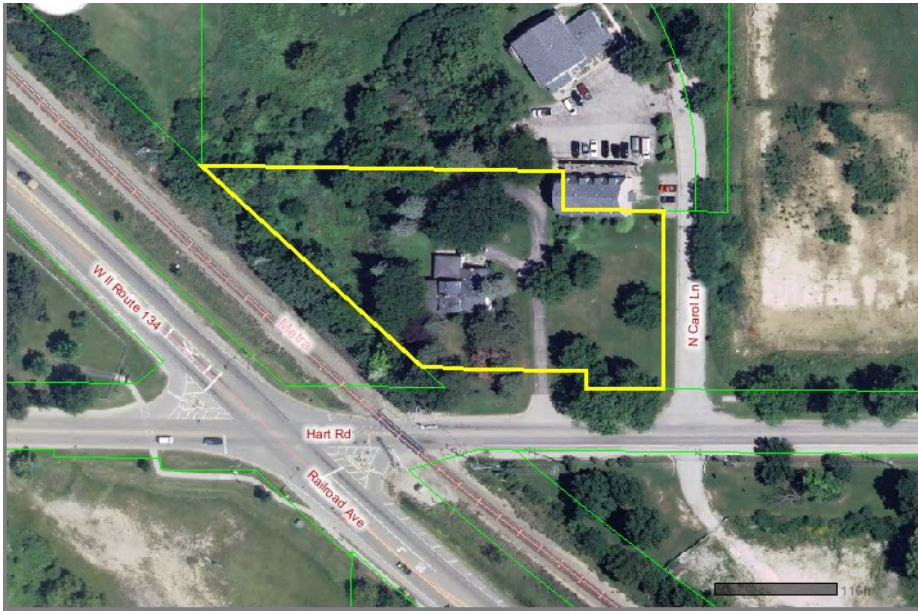


# Commercial Corner / Duplex For Sale

**ROBERT E. FRANK**  
REAL ESTATE  
847-356-LAND  
RobertEFrankRealEstate.com

**602 Hart Road  
Round Lake, IL 60073**



**Robert E. Frank, GRI  
Owner / Broker**

**P.O. Box 1111  
Lake Villa, IL 60046**

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

**E-mail:  
RobertEFrankRealEstate@gmail.com**

**We're on  
the Web!**

**Asking  
\$275,000**

1.4-acre commercial corner at State Route 134 & Hart Road. Signalized intersection with high traffic counts. Existing duplex can be renovated or demolished for new building. High elevation with good exposure. Great retail or professional office location! 1 block from Metra station. Agent Interest .

#### Features:

- *Commercial Zoning in the Village of Round Lake*
- *High Traffic Counts*
- *Signalized Intersection of a State Highway*
- *High Elevation Site*
- *Sewer and Water Near Site*
- *Existing Income Property*

*Property is located on the NE corner of IL Route 134 and Hart Road in Round Lake.*

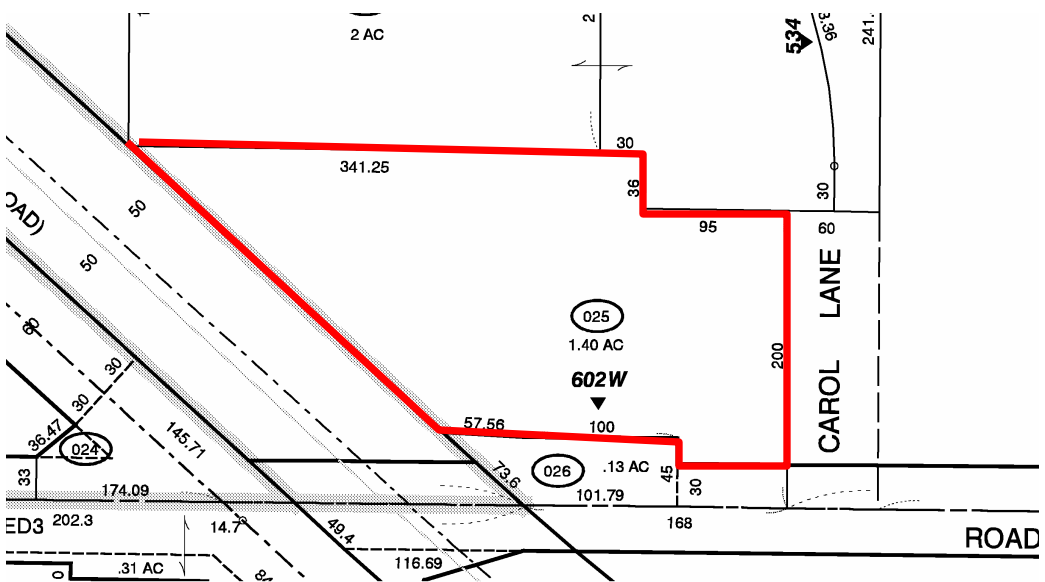
All Information is not Guaranteed

**www.robertefrankrealestate.com**

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Plat Map:



**Robert E. Frank, GRI**  
**Owner / Broker**

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Aerial with Metra Station just 1 block away:



**602 Hart Rd.**  
**Round Lake, IL 60073**

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*Mature Trees & Duplex on Property*



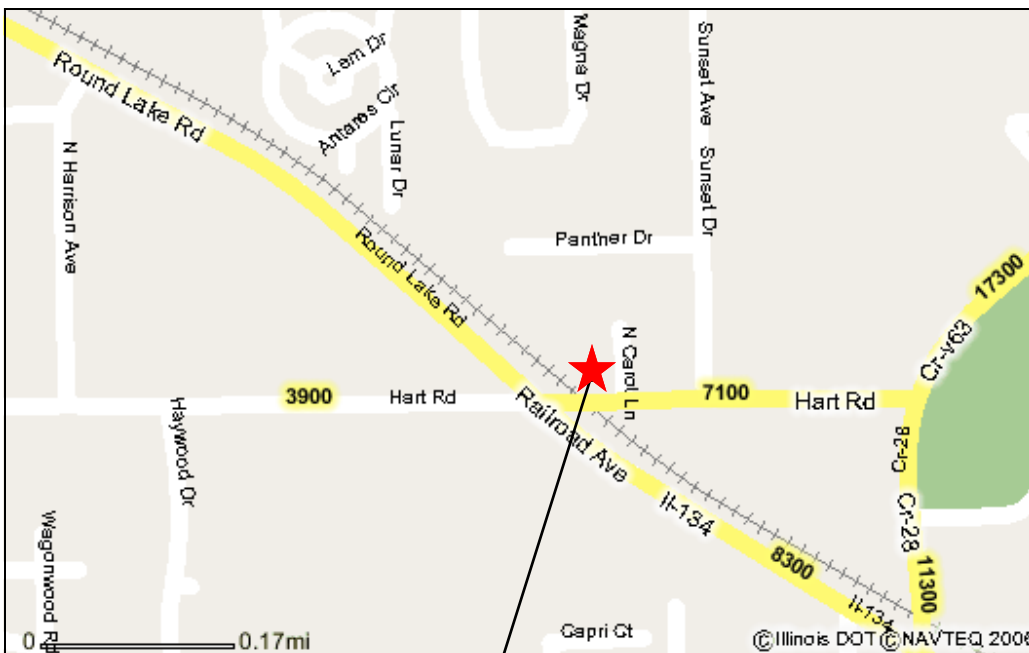
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*Traffic Counts:*

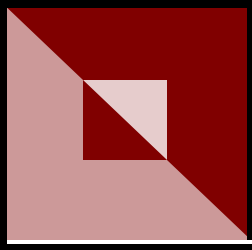


*Approximate Site*

602 Hart Rd.  
Round Lake, IL 60073

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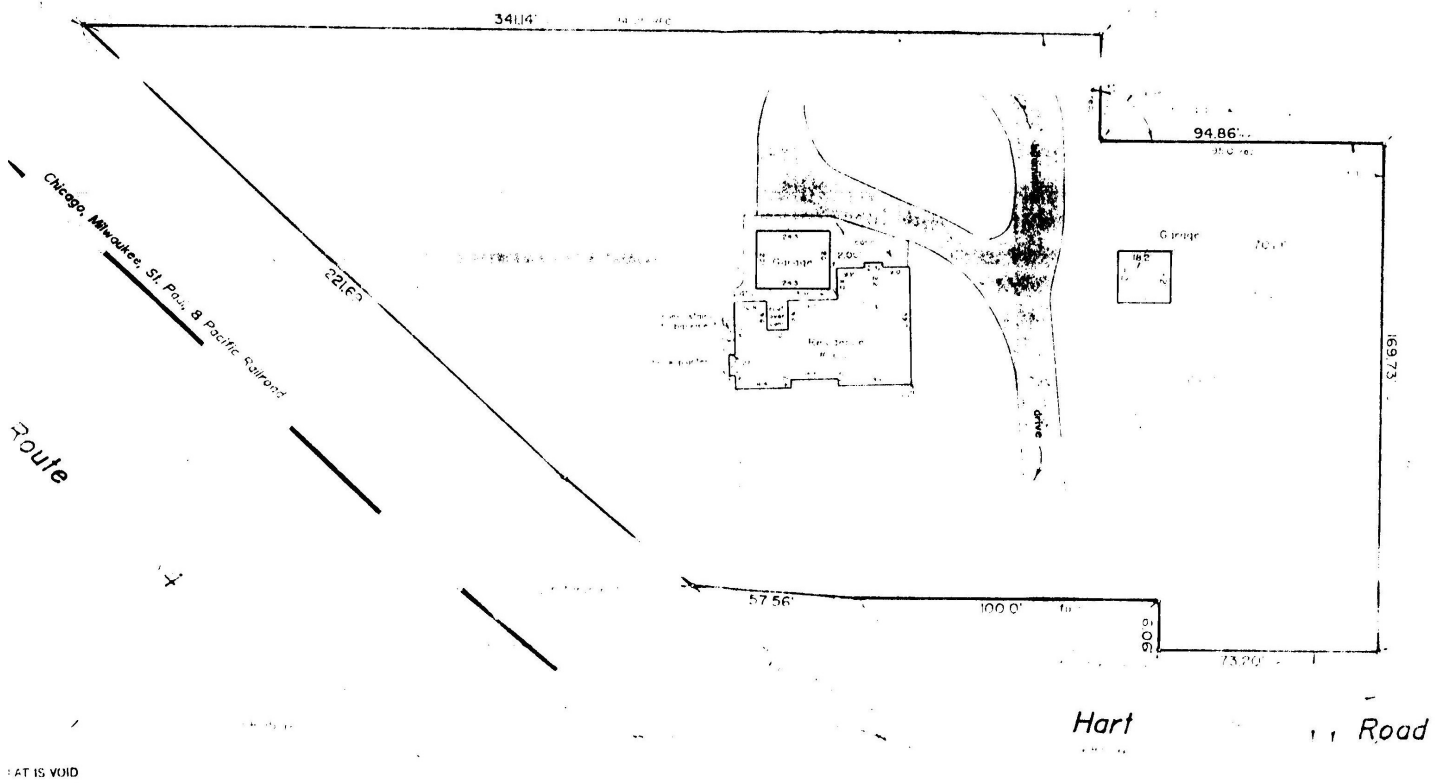
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# Commercial Corner / Duplex For Sale

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Survey:



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

**Robert E. Frank, GRI—Owner / Broker**

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