

# 15.52 ACRES FOR SALE



# GC

REALTY & DEVELOPMENT, LLC.



## 15.52 Acres In Unincorporated Cook County

### 15 Old Sutton Rd. Barrington IL 60010

Brad Bullington: 630-674-6989

GC Realty & Development LLC 219 E. Irving Pk. Rd. Roselle IL 60172



# Sale Price: \$3,000,000

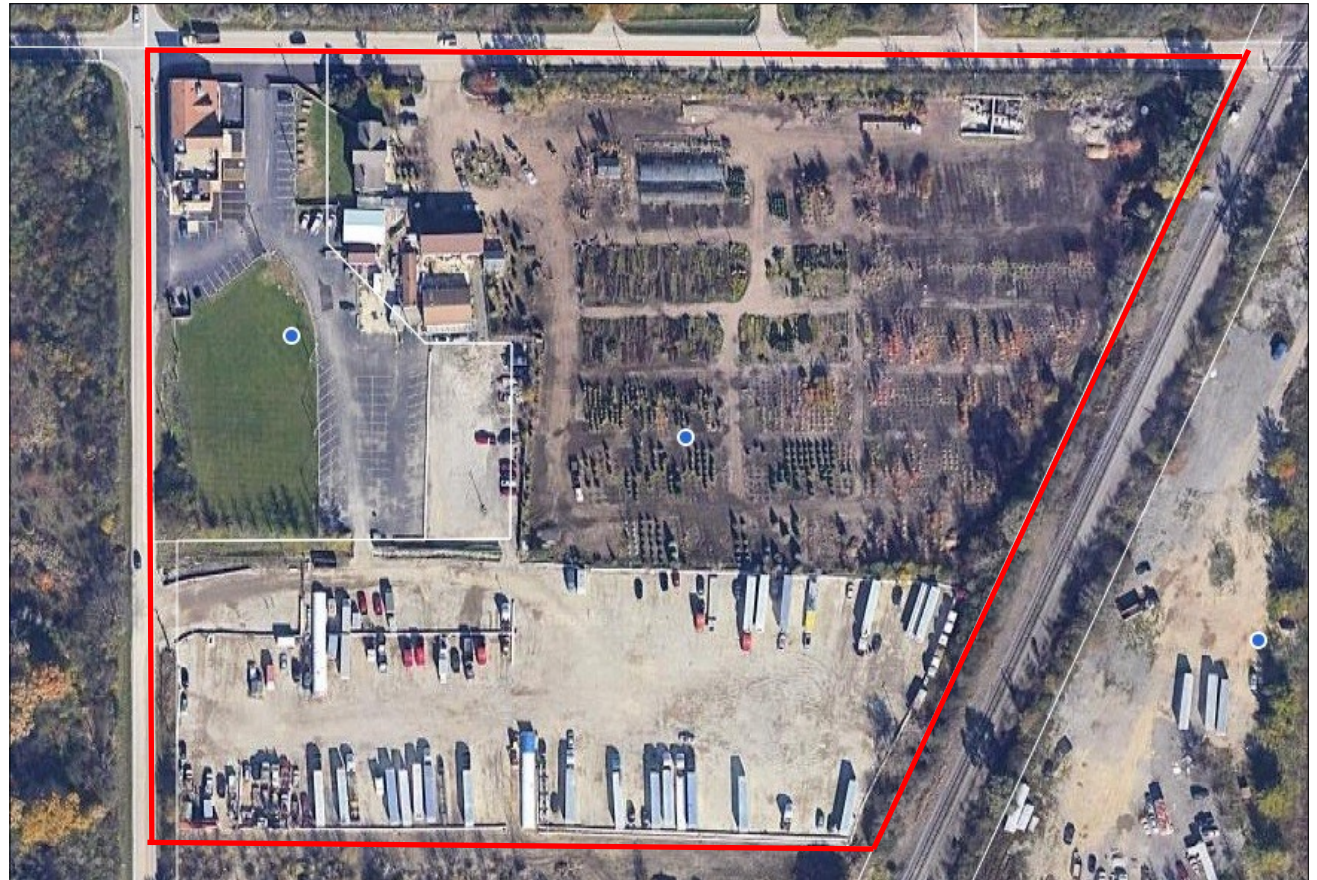


## PROPERTY INFORMATION

- ◆ Building Size: 13,796 SF
- ◆ Land Area: 676,051 SF
- ◆ Office Size: 2,200 SF
- ◆ Clear Height: N/A
- ◆ Loading: 5 Doors
- ◆ Power: 2,000 Amps
- ◆ Parking: 100+
- ◆ Year Built: 1900's
- ◆ Sprinklers: N/A
- ◆ Taxes: \$65,000
- ◆ Zoning: R-1

## PROPERTY SUMMARY

Unique secluded property available. 6,796 SF 3 Story Pub on 2.87 acres. Farmhouse and storage bldgs on 12.65 acres available. Both parcels must be sold together. Property surrounded by forest to the west, RR tracks to the east and landscape yards to the north and south. Pub can easily be reopened with excess land for storage.



Brad Bullington

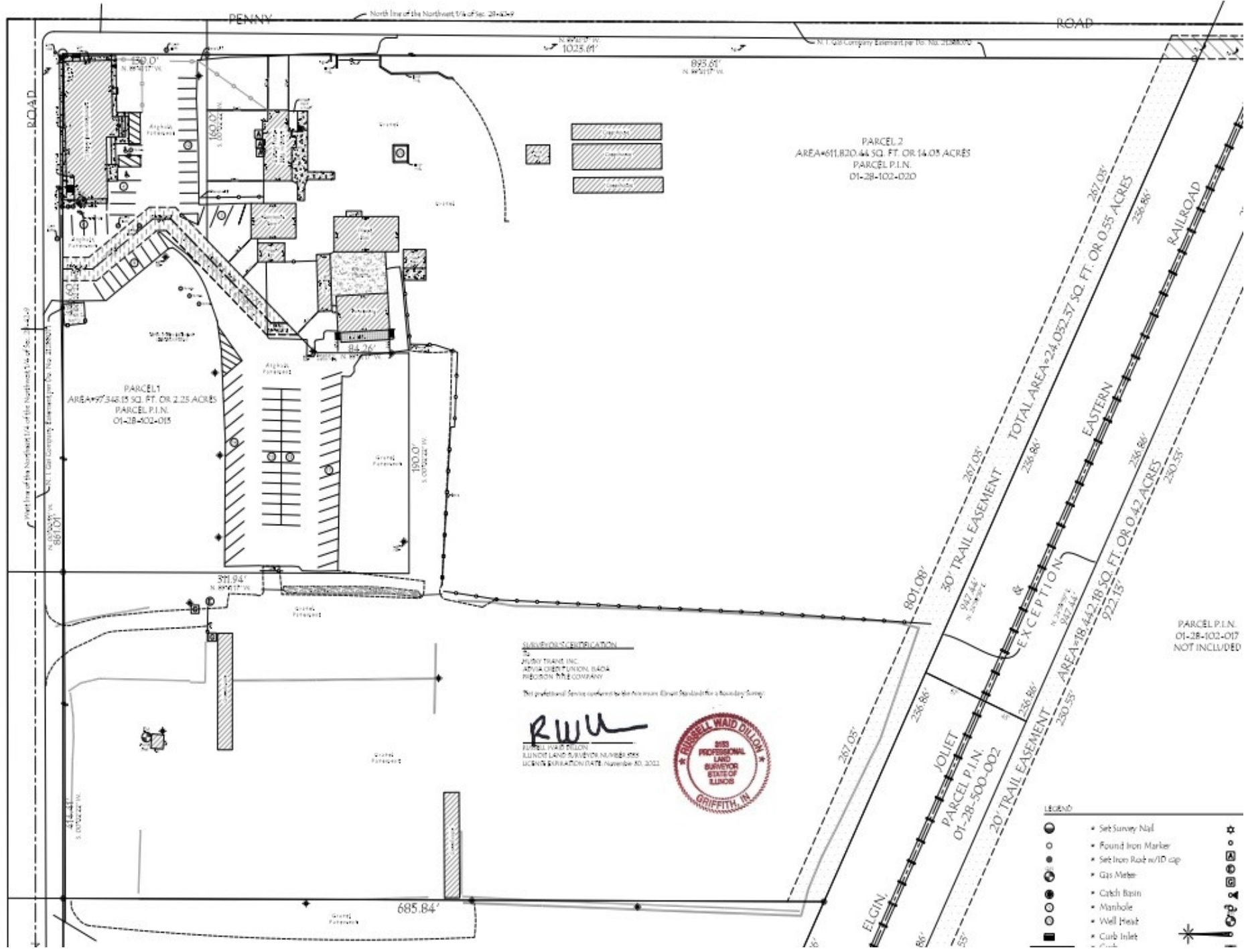
630-674-6989

brad@gcrealtyinc.com

[gcrealtycommercial.com](http://gcrealtycommercial.com)

GC Realty & Development LLC

219 E. Irving Pk. Rd. Roselle IL 60172



ROAD

PENNY

North line of the Northeast 1/4 of Sec. 28-42-29

ROAD

PARCEL 2  
AREA=611,820.44 SQ. FT. OR 14.05 ACRES  
PARCEL P.I.N.  
01-28-102-020

PARCEL 1  
AREA=97,348.15 SQ. FT. OR 2.25 ACRES  
PARCEL P.I.N.  
01-28-102-015

TOTAL AREA=24,032.37 SQ. FT. OR 0.55 ACRES

PARCEL P.I.N.  
01-28-102-017  
NOT INCLUDED

**SURVEYOR'S CERTIFICATION**

PLUSHY TRANS, INC.  
4705A QUINN PLYWOOD BLVD  
MERCER, IN 47357

This professional service conforms to the American Council Standards for a Boundary Survey

**RWU**  
RUSSELL WAID DILLON  
ELGIN, IL 60120  
LICENSE NUMBER 01-28-500-002  
LICENSE EXPIRATION DATE: November 30, 2022



**LEGEND**

- Set Survey Nail
- Found Iron Marker
- Set Iron Rod w/ID cap
- Gas Meter
- Catch Basin
- Manhole
- Well Head
- Curb Inlet

