



# 618

**Barron Blvd**

**Grayslake, IL 60030**

**Mixed-Use Property**

**FOR SALE**

**21**

**COMMERCIAL.**

**Offered By:**

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**COMMERCIAL**

## **Prime Grayslake Mixed-Use Property**

**\$525,000**

3,360 SF 3 commercial Units + 1 residential

Located on a high-visibility signalized corner directly across from Frederick Elementary school and a block from Grayslake Middle School. This freestanding mixed-use property offers the perfect blend of income potential, owner-user flexibility, and long-term upside.

Live, Work or Rent out this versatile building.

This building was completely rehabbed in 2017 with a new roof, new A/C, new furnace, new windows, new plumbing & electrical. Commercial space is built with clear-span truss construction allowing for complete interior flexibility with Warm grey box in the commercial side & a vanilla box in the residential side.

Perfect for: office, medical, dental, retail, studio, café or service-based businesses.





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Mixed-Use Property**

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Dormers for 2nd FL Residence  
Oversized 100' x 150' lot  
Beautiful back yard  
24 parking spaces

**Residence**

3 bed/1.5 Bath  
Kitchen  
Loft  
2 Laundry Hook-ups  
Full Height Basement  
200 AMP Electrical Panel

**2 Offices**

Cathedral Ceiling  
Can be combined into 1 large office  
2 Restrooms roughed in  
2 Entrances  
200 AMP Electrical Panel





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# Why Choose 618 Barron Blvd in Grayslake?

- ✓ **Affluent & Stable Community:** Median Income: \$113,000 Strong disposable income supports retail & services
- ✓ **Highly Educated Population:** 34% have Bachelor's degrees and 19% have Graduate degrees
- ✓ **Median Age:** 42
- ✓ **Marital Status:** 58% married households
- ✓ **Diverse Employment Base**  
Healthcare, manufacturing, retail, professional sectors
- ✓ **Median Home Value:** \$375,000
- ✓ **High Traffic Exposure on Barron Blvd (Rt 83):**  
Approximately 14,100 to 14,900 vehicles per day

