

# 706 E Burnett Rd.

Island Lake, IL 60042

# For Sale

MLS #12011270 (ind) 12011266 (res)

**INDUSTRIAL**

**VIEW VIDEO**



**LIVE / WORK**

**19 AC**

**PRICE REDUCED: \$1,250,000**

**PRICE REDUCED**  
**Live / Work Property**  
**4,147 SF House · 3,000 SF Converted Barn**  
**2,300 SF Storage Bldg.**

19 acres zoned Office/Research/Industrial. 4.59 acres contains a 4,147 SF 3-4 bdrm, 3 bath hillside ranch home with 2.5 car garage and 14.65 acres contains a 3,000 SF converted barn used as a commercial printing operation plus a 2,300 SF frame storage structure with 4 garage doors.

Ideal for a live/work operation. Value is in the land, 10 acres of which is currently being farmed to keep taxes down. City water in front of property. Zoning allows horses (riding & boarding) and nursery / greenhouse with special use permit. See list of permitted uses.

### Specifications

Land Size:	19 Acres
Year Built:	1970
Building Sizes:	4,147, 3,000, and 2,300 SF
HVAC System:	GFA / Central Air
Electrical:	400 AMP - 3 Phase
Sprinklers:	No
Washrooms:	4
Ceiling Height:	8 ft
Parking:	Ample
DID's:	(5) (1 House, 4 Shop)
Sewer/Water:	Well & Septic
Zoning:	ORI (Office, Research, Industrial)
Taxes:	\$13,104.30 (2023)
PIN #:	09-16-400-013

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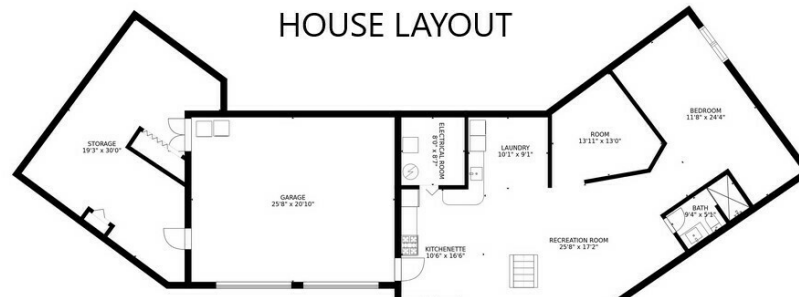
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**ISLAND LAKE  
OFFICE, RESEARCH, INDUSTRIAL**

**PERMITTED USES**

- Equestrian Riding & Boarding Facility
- Professional Office
- Scientific and Research Labs
- Engineering and Testing Labs
- Production of Prototype Products or Testing of Pilot Production Processes
- Industrial Activities Including, But Not Limited to Manufacturing, Product Repairing, Assembling, Printing and Publishing.
- Warehousing, Storage and Distribution Facilities – Provided That the use Contains Office Space Equal to at Least 10% of the Gross Flow Area of the Principal and Accessory Buildings.

**SPECIAL USES**

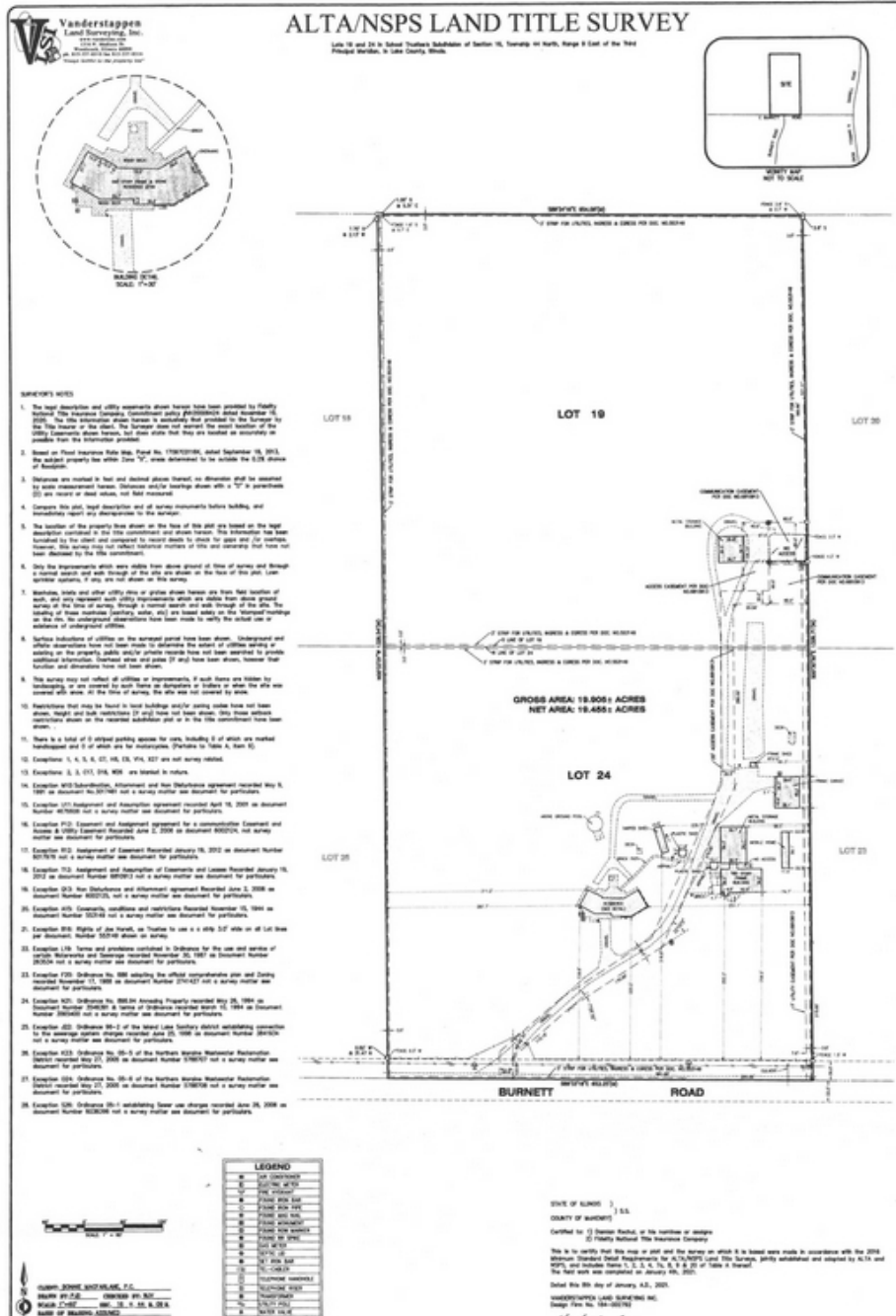
- Greenhouse / Nursery
- Animal Hospital
- Cannabis Craft Grower, Cultivation Center, Infuser
- Outside Storage of Goods, Products, Materials or Equipment – Excluding Commercial Vehicles.

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