

# 706 E Burnett Rd.

Island Lake, IL 60042  
Live / Work Property

## For Sale

MLS # 12425543 (Div Ind) - 12425516 (Res)

IND / LIVE-WORK



LIVE/WORK ±7 ACRES

PRICE REDUCED \$599,000

### PRICE REDUCED

#### Live/Work Property

**4,147 SF House – 3,000 SF Converted Barn  
2,300 SF Storage Building**

±7 acres zoned Office/Research/Industrial, contains 4,147 single family 3-4 BR, 3 bath, hillside ranch home with 2.5 car garage. A 3,000 SF converted barn used as a commercial printing operation plus a 2,300 SF frame garage with 4 doors, ideal for collector cars.

City water is in front of property at Burnett Road. Zoning allows horses (riding and boarding) and a nursery/greenhouse with special use permit. See list of permitted uses.

Ideal for live /work operation.

### Specifications

Land Size:	±7 Acres
Year Built:	1970
Building Size:	4,147, 3,000, 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:	\$13,105.64 (2024)
PIN #:	09-16-400-013

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Senior Broker

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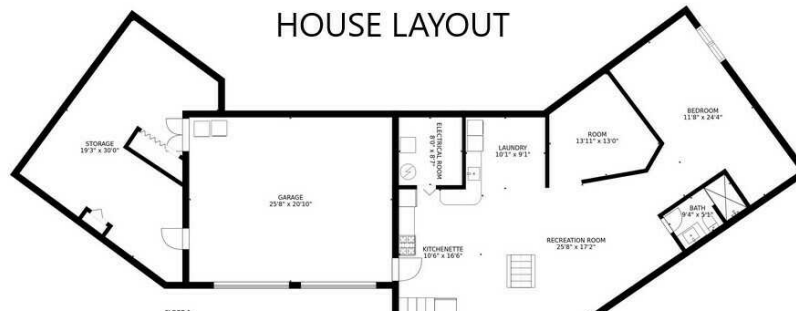
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### HOUSE LAYOUT



### 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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