

**PROPERTY AVAILABLE FOR SALE
HISTORICAL REDEVELOPMENT SITE**



FOULDS MACARONI SITE
410-520 E. Church St., Libertyville, IL 60048

Protect Realty
350 N. Milwaukee Avenue
Suite 201
Libertyville, IL 60048

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Property and Purchase Highlights



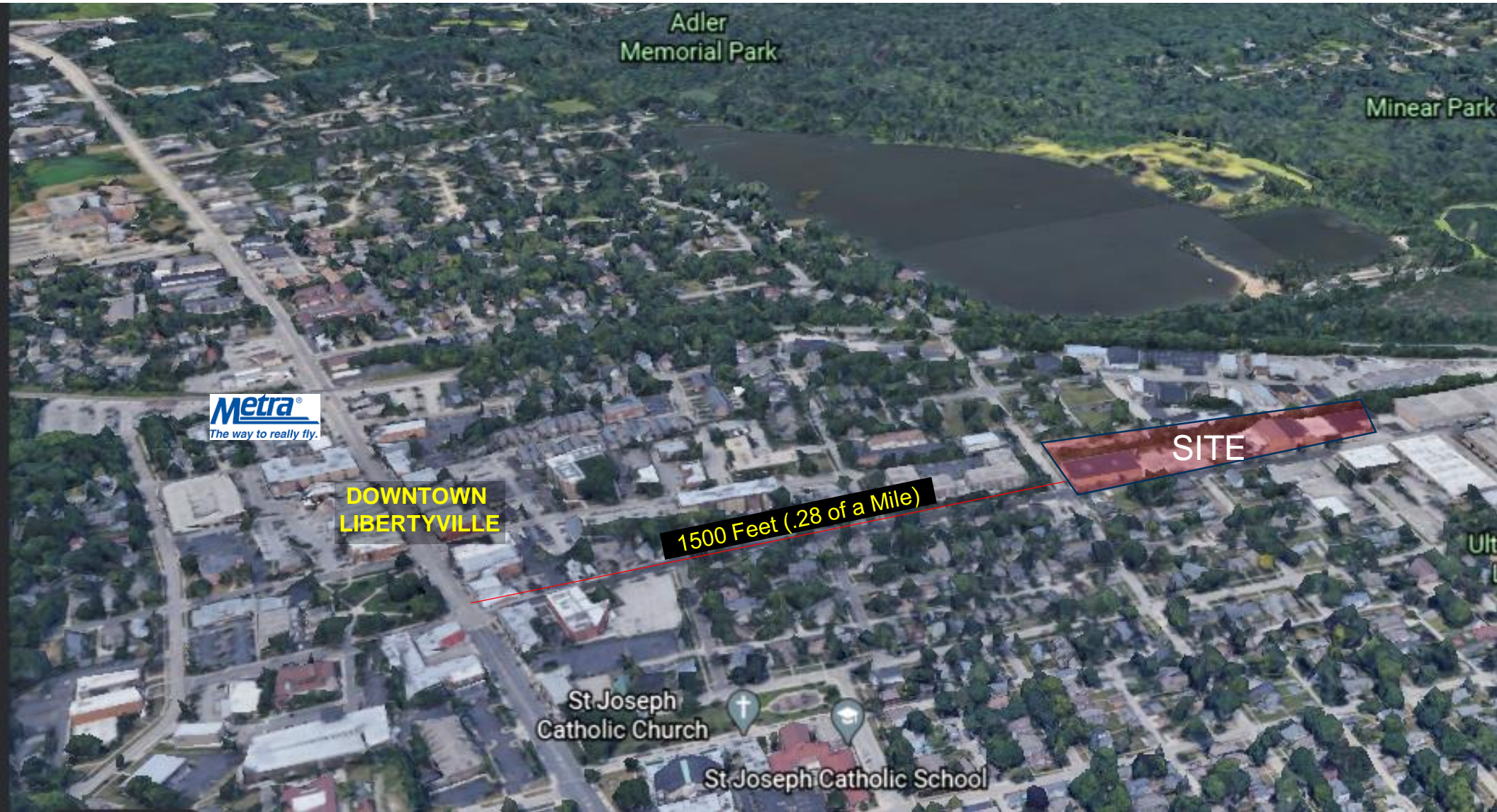
410–520 E. Church St., Libertyville

- 4 Blocks from Downtown Libertyville
- ½ Mile from Metra Train Station
- 1.5 Miles from I-94
- Site Size of 2.88 Acres (4.55 Acres total with adjacent Railroad Land also available)
- 135,000 Square Feet of Existing Space
- 110,000 SF Foulds Building at 520 E. Church St. originally built in 1894, expanded over the years.
- Average HH income over \$167k within 2 miles

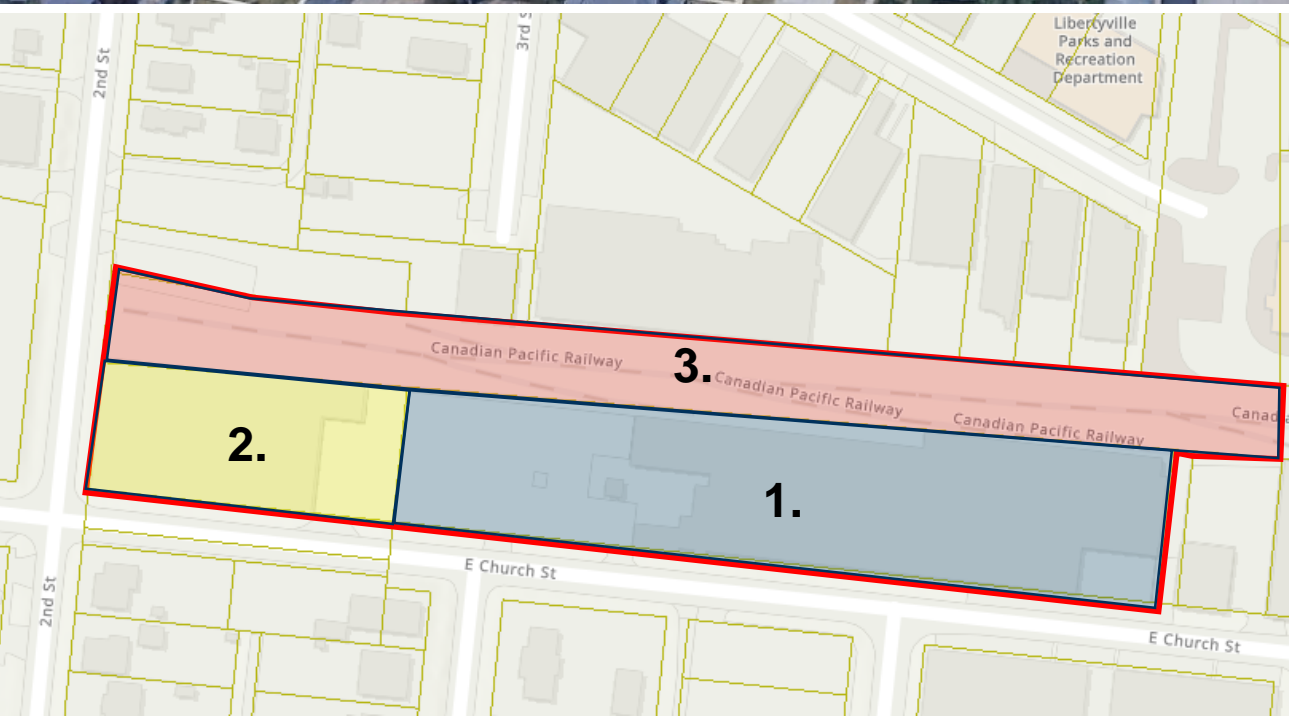
OFFERING HIGHLIGHTS

Type:	Redevelopment for a Residential or Mixed Use Historical Building
Address:	410 and 520 E. Church St., Libertyville
Property Size:	125,304 Total SF Land (2.88 Acres) Railroad land (1.67 Acres) Not included
Building Sizes:	410 E. Church St.: 25,000 SF (Approx.) 520 E. Church St.: 110,000 SF (Approx.) 135,000 Total Square Feet
Taxes:	\$54,743 combined 2019 (paid in 2020)
Sale Price:	410 Building: \$ Negotiable 520 Building: \$ Negotiable TOTAL: \$ Negotiable
Sale Price on Land SF:	TBD - Per SF
PINS:	410: 11-16-413-001; 520:11-16-413-030 Rail Spur land: 11-16-400-061
ZONING	I-3 current or Planned Unit Development
Parking	TBD
Offer Guidelines	Subject to Offer

LOCATION OVERVIEW – AERIAL



LOCATION OVERVIEW – PARCEL INFORMATION



PARCEL SIZES

1. 520 E. Church St: 91,965 SF (2.11 acres)
2. 410 E. Church St. 33,339 SF (0.77 acres)
125,304 SF (2.88 acres)

3. Rail Spur Land: 72,728 SF (1.67 acres)

TOTAL LAND: 198,032 SF (4.546 acres)

RAIL SPUR LAND NOT INCLUDED IN SALE

PROPERTY PHOTOS - RENDERING



**Architect Rendering
Restoration of 520 E. Church**



DRAFT



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