

For Sale

AVAILABLE:
7,000 SF on 2.5 AC

26400 North Rand Road Wauconda, IL

BUILDING SIZE: 7,000 SF ON 2.5 ACRES

ZONING: GD - GENERAL COMMERCIAL

CAR PARKING: 100 CARS

RE TAXES: \$16,587

SALE PRICE:

High-visibility location on heavily traveled Rand Road/US Highway 12, boasting over 35,000 vehicles per day. Currently, the property features prominent electronic signage, two convenient curb cuts for easy customer access, and an inviting outdoor fenced patio perfect for dining or gatherings. Includes additional basement space ideal for storage, freezer/cooler units, and prep area — offering both functionality and flexibility.

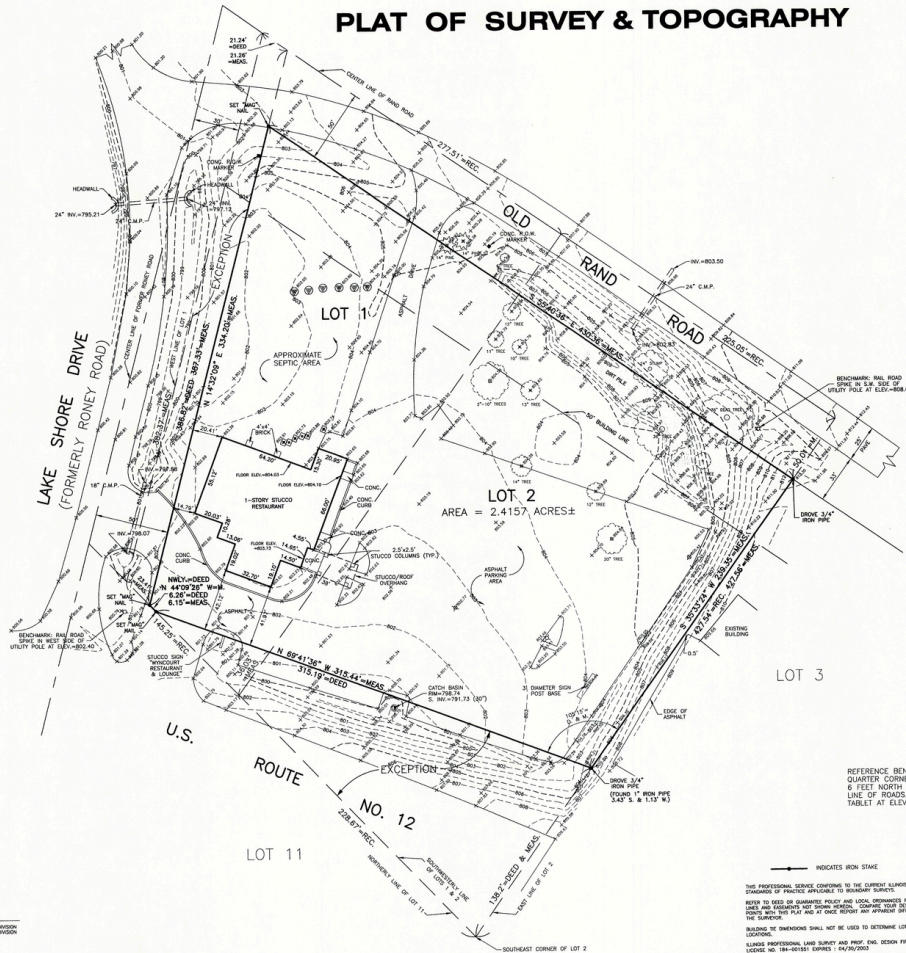


Presented By:

➤ **Laura Perlman**
773-677-6472
lperlman@entrecommercial.com

Site Plan

PLAT OF SURVEY & TOPOGRAPHY



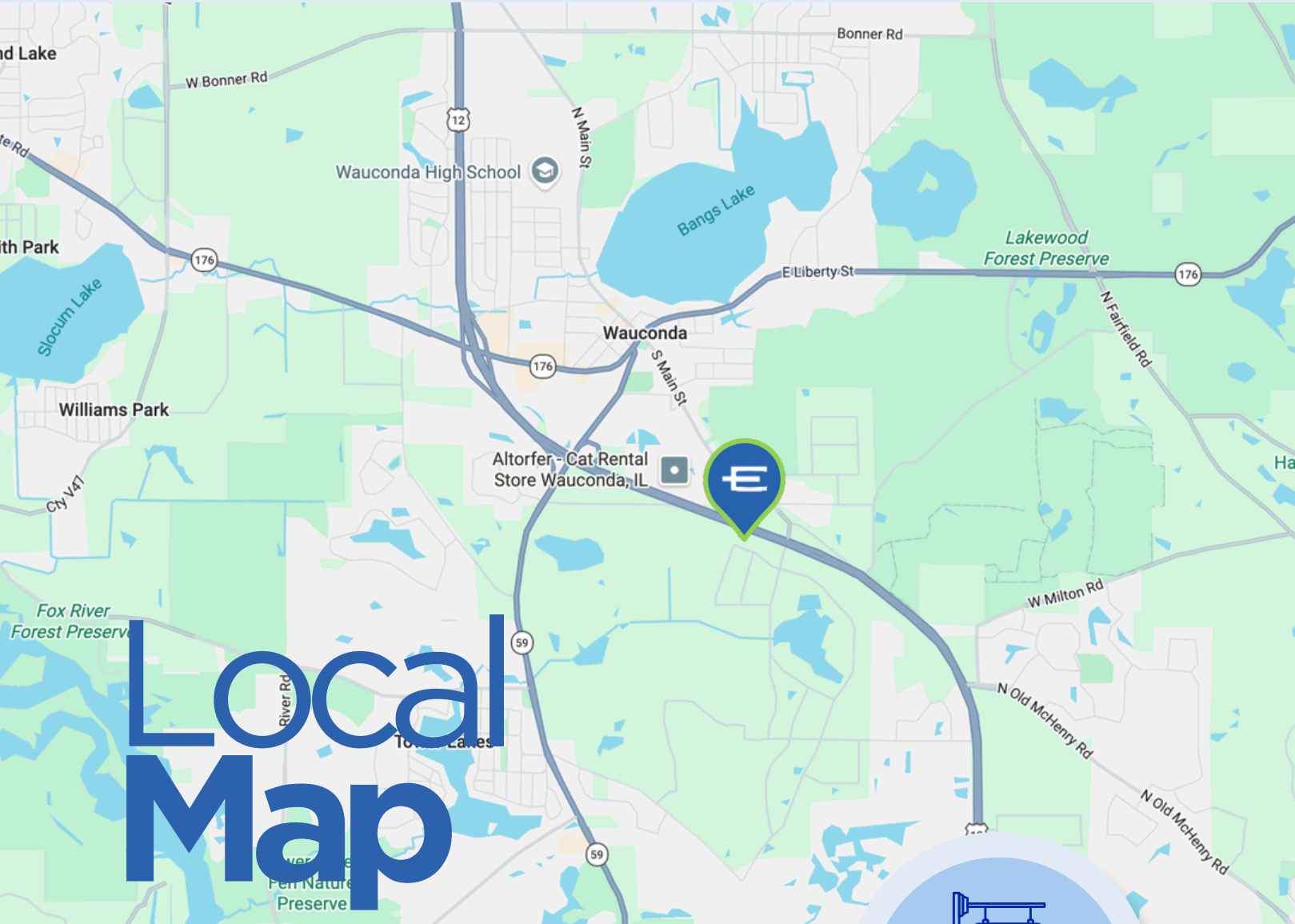
LEGAL

LOTS 1 AND 2 IN WAUKESHA HEIGHTS, BEING A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 44 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 3, 1946 IN BOOK 30 OF PLATS, PAGE 43, AS DOCUMENT NO. 586189, IN LAKE COUNTY, ILLINOIS, (EXCEPTING THEREFROM THAT PART TAKEN FOR ROADS ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 28, 1948 IN BOOK 886 OF PLATS, PAGE 512, AS DOCUMENT NO. 651391, IN LAKE COUNTY, ILLINOIS.)

LEGEND

- ⊙ SEPTIC CLEANOUT
- ⊙ SEPTIC LID
- ⊙ CATCH BASIN
- ⊙ LIGHT POLE
- ⊙ POWER POLE

WYNACOURT RESTAURANT PLAT OF SURVEY & TOPOGRAPHY			
Charles A. Monsie Inc.	SURVEYING / LAND PLANNING	SCALE: 1" = 30'	REVISIONS
	2024 STATE ROUTE 176 CRYSTAL LAKE, ILLINOIS 60014 (815) 452-3202	DATE: 4-14-2003	
PREPARED FOR: WYNACOURT RESTAURANT		ADDRESS: 25450 NORTH RAND ROAD WAUKESHA, ILLINOIS 53091	
DRAWN BY: BHT	CHECKED BY: CHM	JOB NO. 2002-278-TOP	

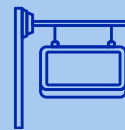


Local Map

26400 North Rand Road
Wauconda, IL



High-Visibility Location



Prominent Electronic Signage



35,000 VPD



Location



Lake County

Positioned between Chicago and Milwaukee, Lake County offers prime access to major transportation routes, a strong talent pool, and a thriving mix of corporate, industrial, and research-driven industries. With modern infrastructure, welcoming communities, and room for business growth, the region supports innovation, productivity, and sustained economic success.



Diverse Industry Mix

A strong blend of corporate headquarters, life sciences, advanced manufacturing, logistics, and technology drives stability and opportunity.



Educated Workforce

A highly trained talent pipeline, supported by respected colleges and workforce development programs, equips employers with skilled professionals.



Extensive Transportation

Proximity to major interstates, commuter rail, freight routes, and regional airports provides excellent connectivity for people and goods.



Varied Housing Options

From lakefront towns to suburban neighborhoods, the region offers housing choices suited to a wide range of lifestyles and budgets.



Excellent Quality of Life

Expansive forest preserves, recreation, cultural attractions, and strong schools contribute to a highly desirable living environment.



Reliable Utilities

Modern, dependable utility systems offer consistent service and the capacity to support ongoing business growth.



Medical and Healthcare Facilities

Leading hospitals, specialty centers, and integrated healthcare networks deliver high-quality, comprehensive medical services.



Business Friendly Communities

Local municipalities encourage investment through development support, streamlined processes, and collaborative economic partnerships.



**Exclusively
Presented By:**

ENTRE
Commercial Realty LLC

Laura Perlman
773-677-6472
lperlman@entrecommercial.com

entrecommercial.com
3550 Salt Creek Lane, Suite 104
Arlington Heights, IL 60005