



# 15245 W Wadsworth Road

15245 W Wadsworth Road, Wadsworth, IL, 60083

Price: \$ 695,000  
MLS #: 11268145

		
NUMBER OF BEDS	IN SQ. FT. AREA	IN ACRES LOT
-	17	17.0

Amazing 17 wooded acres zoned residential and commercial in downtown Wadsworth, IL. Property is accessed from BOTH Wadsworth Road and Eveline Street, AND includes the homes at 38915 & 38905 Eveline Street. Across from Lake County Forest Preserve with direct access to snowmobile trails, canoe launch, Des Plaines River trail that allows horses, biking, jogging, x-country skiing and beautiful nature trails. Property includes two small cottages in very good condition that could be used as rental residences, guest house caretakers cottage, etc. Property is currently zoned for 1 acre residential lots and has potential for limited 2 acre commercial development per the Village Comprehensive plan (business part of the property fronts on high visibility Wadsworth Road). The property is ideal for subdivision into 1 acre lots (current zoning), Planned Unit Development, an equestrian estate, hobby farm or nature lovers paradise. The estate is filled with mature oaks, shagbark hickories, walnut, cherry, and sugar maples. The property adjoins the Historic Downtown Wadsworth Business district. Seller will consider subdividing property per buyers request. Upside potential by subdividing parcel into 2 acre commercial use and enough vacant land for additional family home sites with new home construction. Owner willing to walk the property with potential buyers and real estate agents. Seller will consider trade for house/townhouse/condominium anywhere in Lake County of equal or lesser value (plus cash difference). Plat of survey, topography, aerial photo and wetland study available under "Additional Information" in the MLS.



## John Josephitis

Sales Associate

Lake Forest, Illinois 60045

+1 847-373-1766

john.josephitis@cbrealty.com

Languages I speak

- English

I can advise you on:

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