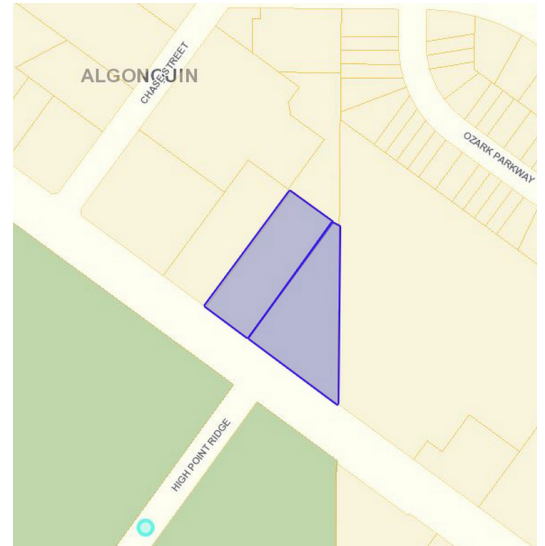
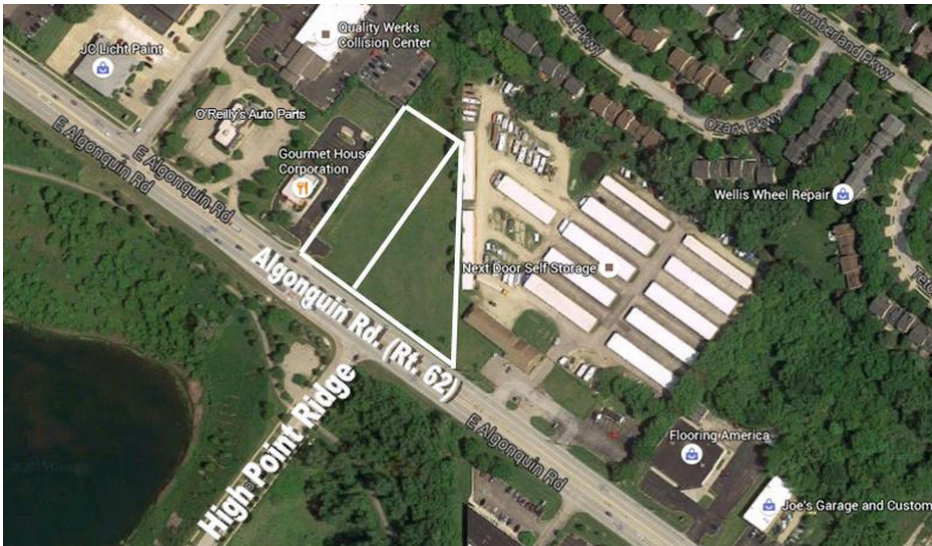


# 2 LOTS ROUTE 62 (ALGONQUIN RD) ALGONQUIN, IL 60102

# FOR SALE

MLS # 11696669

January 6, 2023



## INDUSTRIAL LAND • 1.68 ACRES

**HUGE PRICE REDUCTION**  
~~\$349,000~~ **\$149,000** (\$2.04 psf)

### DESCRIPTION

#### 1.68 ACRES INDUSTRIAL LAND

**Huge Price Reduction.** Industrial zoned lots with 37,700 traffic count. Strong retail potential, requires re-zoning. Located near Gourmet House Chinese, O'Reilly's Auto Parts, Next Door Self Storage and U-Haul. Off-site detention. Reduced to \$2.04 psf.

### SPECIFICATIONS

Description	Industrial/Highway Frontage
Land Size	1.68 Acres (73,181 SF)
Topography	Gentle Slope
Environmental Status	To Be Assessed
Utilities	to Site
Sewer/Water	City
Frontage Dimensions	355' on Route 62
Zoning	I-1 (Retail Potential)
Real Estate Taxes	\$7,367.76 (2021)
PIN Numbers	19-35-328-010, 011

### DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	9,340	51,697	128,136
Avg Household Income	\$105,473	\$104,556	\$112,530
Daily Traffic Counts: 37,700			

No warranty or representation is made as to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice. This document is for information purposes only. No offer of sub-agency is being made.



- Industrial
- Commercial
- Office
- Land
- Business

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**HEATHER SCHWEITZER**

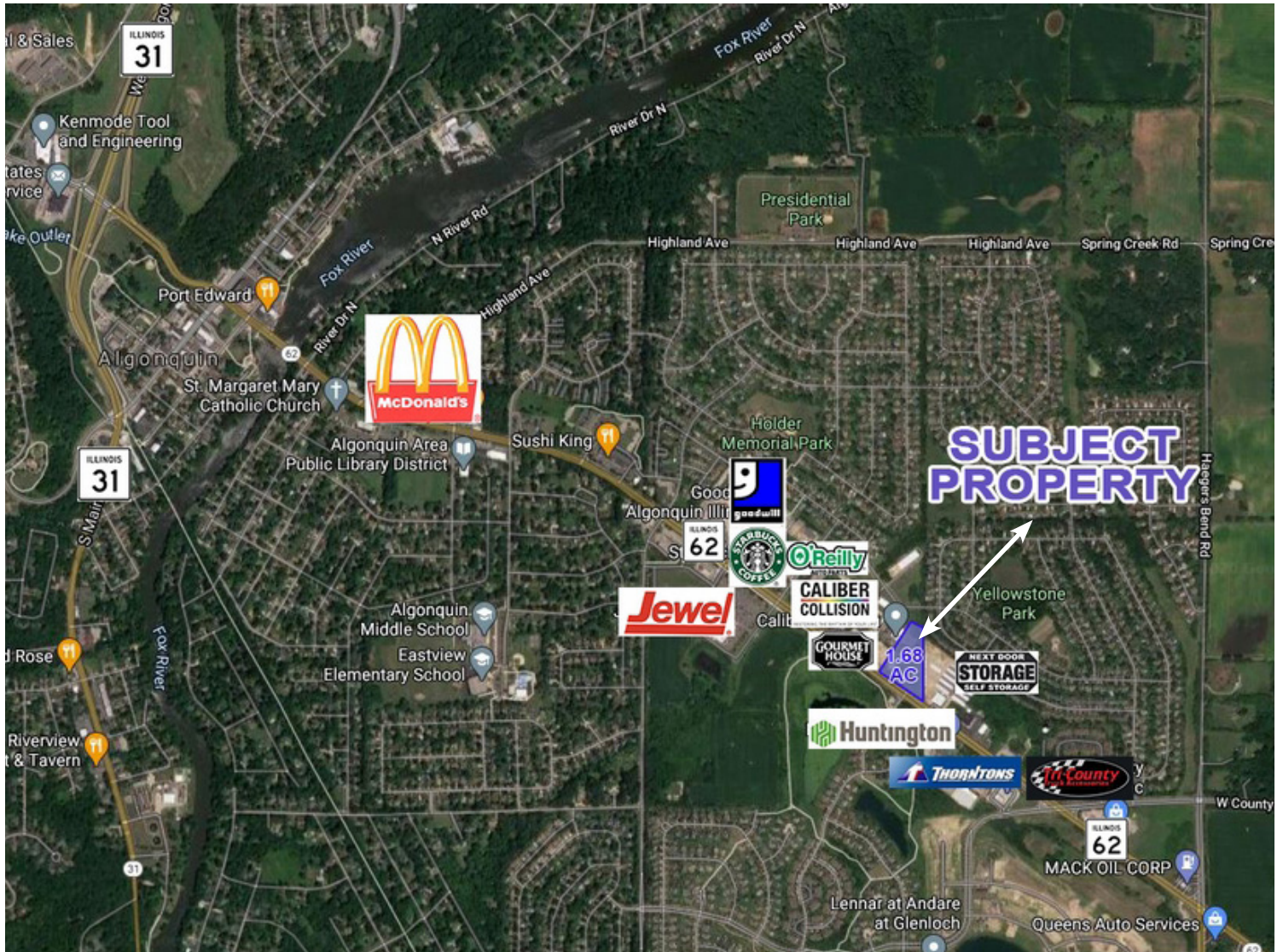
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# 2 LOTS ROUTE 62 (ALGONQUIN RD) ALGONQUIN, IL 60102

# FOR SALE

## AREA BUSINESS MAP



**PREMIER**  
COMMERCIAL REALTY

- Industrial
- Commercial
- Office
- Land
- Business

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