

# 2450 West Algonquin Road

Lake in the Hills, IL 60156

# For Sale

MLS #11920592

RETAIL



RETAIL BUILDING 4,566 SF

\$1,280,000

### FREE STANDING COMMERCIAL BLDG.

4,566 SF freestanding masonry single story commercial building at McHenry County's busiest intersection (Randall Road & Algonquin Road) with a combined daily traffic count of 71,100 vpd. Pace bus stop in front on Randall Road.

Former Bank of America branch with covered drive-thru area that can be reclaimed for more parking or revamped for a fast food drive-thru. Limited access makes this ideal for destination retailer or a cannabis user with its vault still in tact.

8/29/23 MAI appraisal on file.

SBA financing available with as little as 10% down. Seller is McHenry County (no real estate taxes currently).

Demographics	1 Mile	3 Miles	5 Miles
Total Population	9,670	65,866	149,128
Average HH Income	\$106,658	\$112,942	\$110,762

### Specifications

Size:	4,566 SF
Year Built:	2004
Land Size:	.59 AC (25,613 sf)
HVAC System:	GFA / Central Air
Electrical:	600 Amps
Sprinklers:	Yes
Washrooms:	2 ADA
Ceiling Height:	10 ft
Parking:	10+
Sewer/Water:	City
Zoning:	B3
Taxes:	\$0.00 Gov't Owned
PIN #:	19-29-151-034

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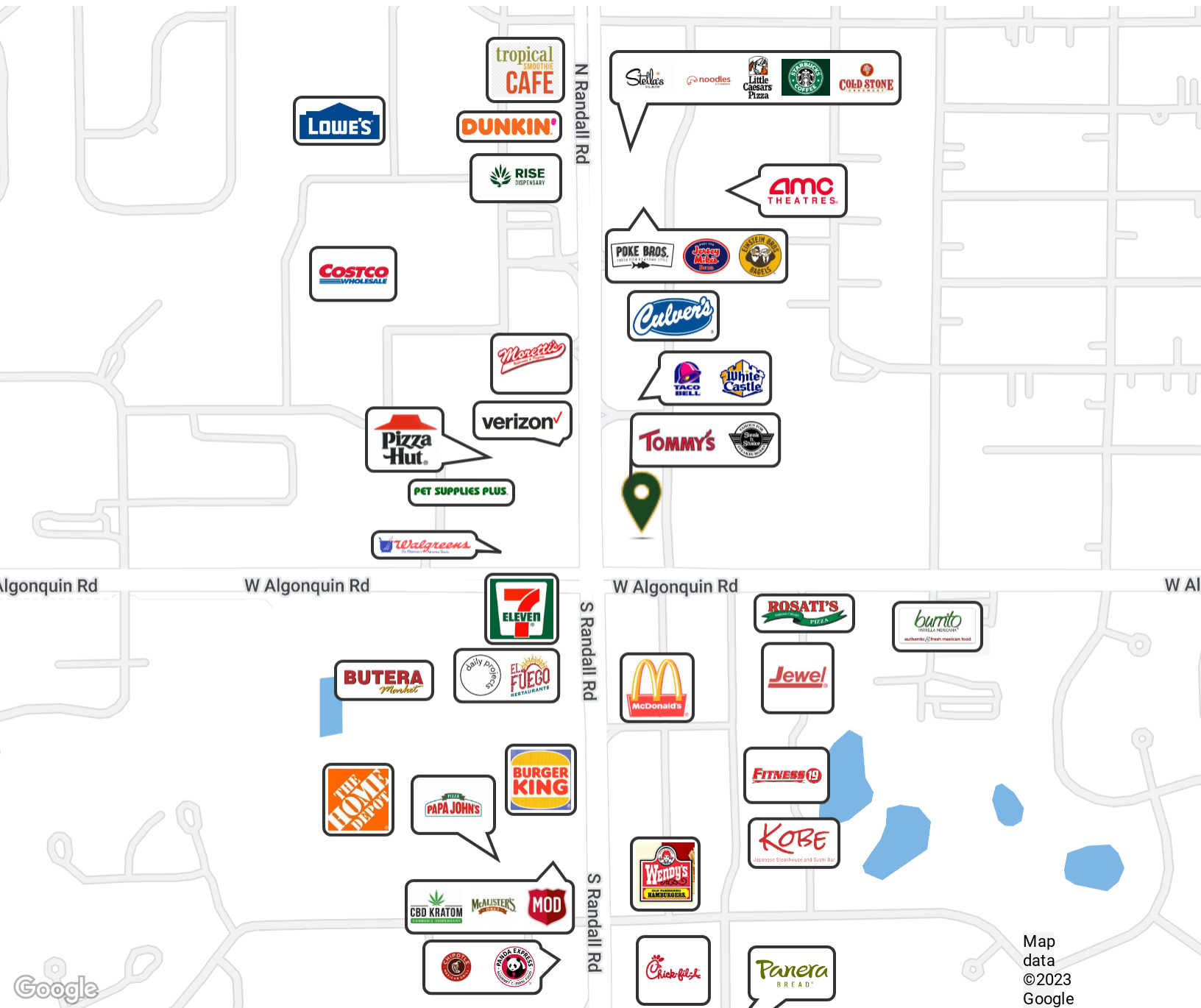
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