

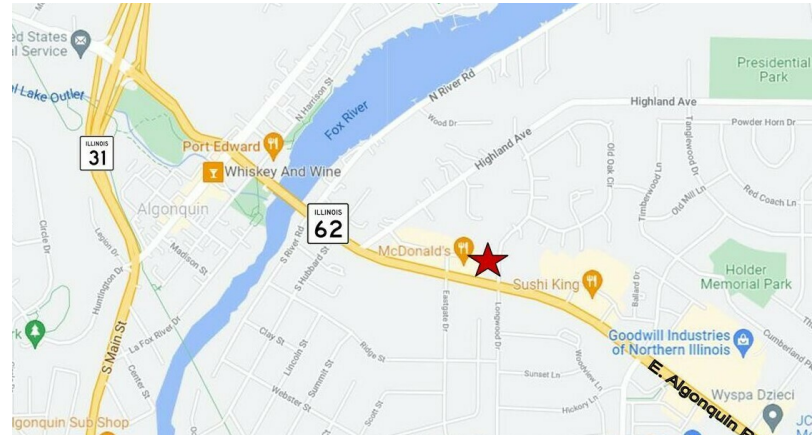
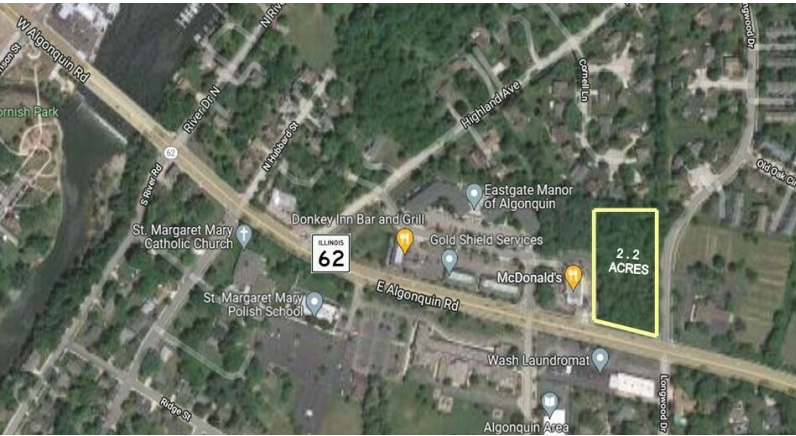
# 600 E Algonquin Rd.

Algonquin, IL 60102

# For Sale

MLS #11320120

LAND



LAND

2.2 ACRES

\$415,000

(\$4.33 PSF)

## 2.2 ACRES SOFT COMMERCIAL CORNER

2.2 acres commercial corner with 229' frontage on Algonquin road, adjacent to busy McDonald's with cross access agreement to traffic light. Superb demographics and traffic counts of 37,700 vehicles per day.

Sale subject to review/approval by court. Seller to pay recapture fees. B1 zoning.

37,700 VPD on Route 62.

Demographics	1 Mile	3 Miles	5 Miles
Total Population	7,408	52,453	141,677
Average HH Income	\$98,483	\$105,169	\$107,400

### Specifications

Description:	Corner Commercial Lot
Land Size:	2.2 Acres, 95,832 SF
Topography:	Level
Environmental Status:	TBA
Utilities:	To Site
Sewer/Water:	City
Frontage Dimensions:	229' on Route 62
Zoning:	B-1
Taxes:	\$9,224.16 (2022)
PIN #:	19-34-204-008

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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.



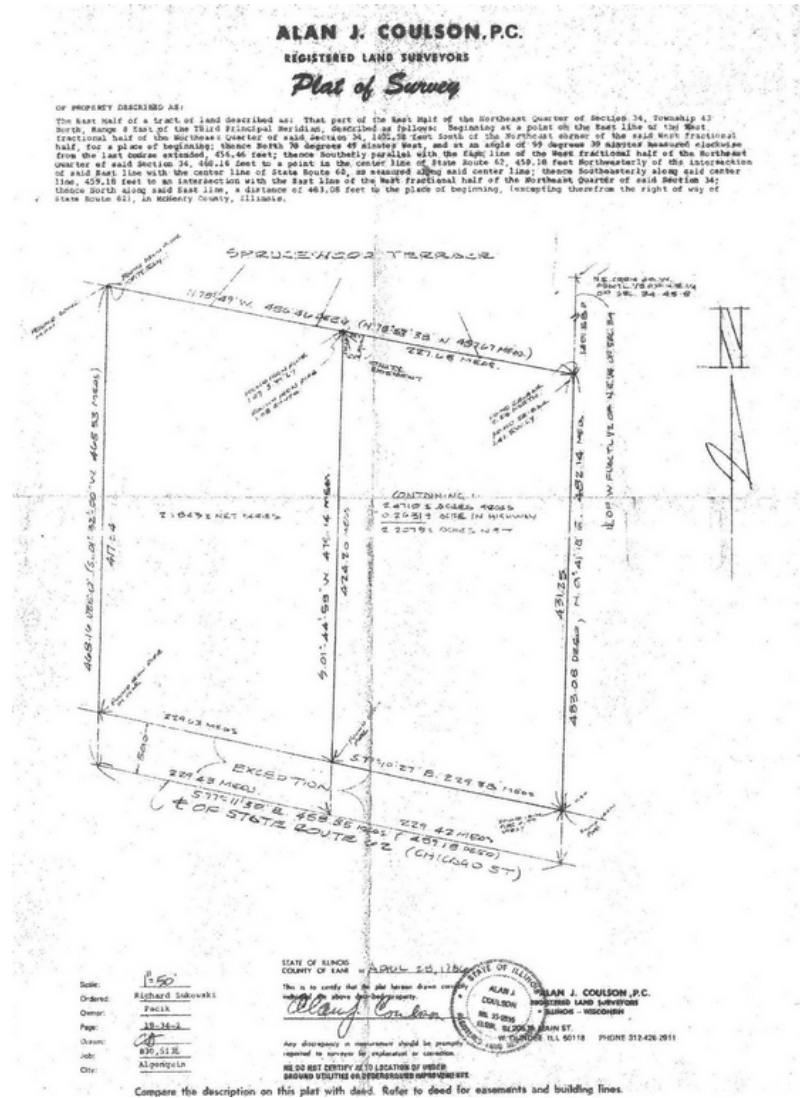
www.PremierCommercialRealty.com | 847.854.2300 | 9225 S. Route 31, Lake in the Hills, IL 60156

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