600 E Algonquin Rd.

Algonquin, IL 60102

MLS #12105384

LAND

For Sale





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

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\$415,000

(\$4.33 PSF)

Specifications		
Description:	Corner Commercial Lot	
Land Size:	2.2 Acres, 95,832 SF	
Topography:	Level	
Environmental Status:	ТВА	
Utilities:	To Site	
Sewer/Water:	City	
Frontage Dimensions:	229' on Route 62	
Zoning:	B-1	
Taxes:	\$9,976.32 (2023)	
PIN #:	19-34-204-008	

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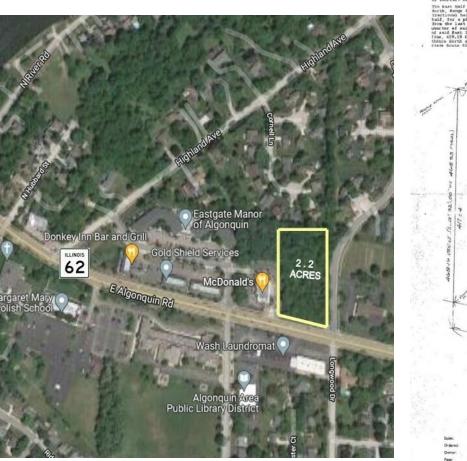
Senior Broker **Bruce Kaplan** BruceK@PremierCommercialRealty.com O: 847.854.2300 xx20 C: 847.507.1759

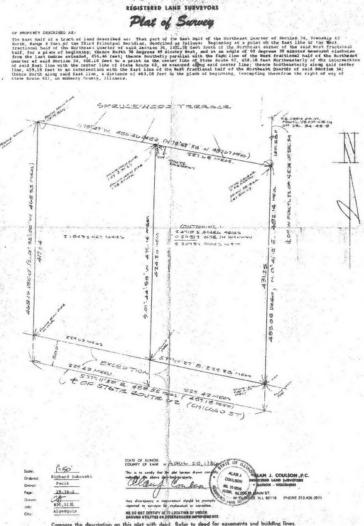
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For Sale







ALAN J. COULSON.P.C.

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