

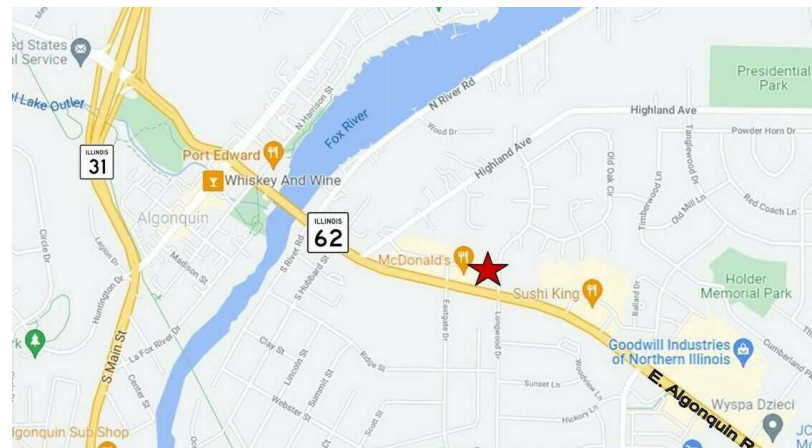
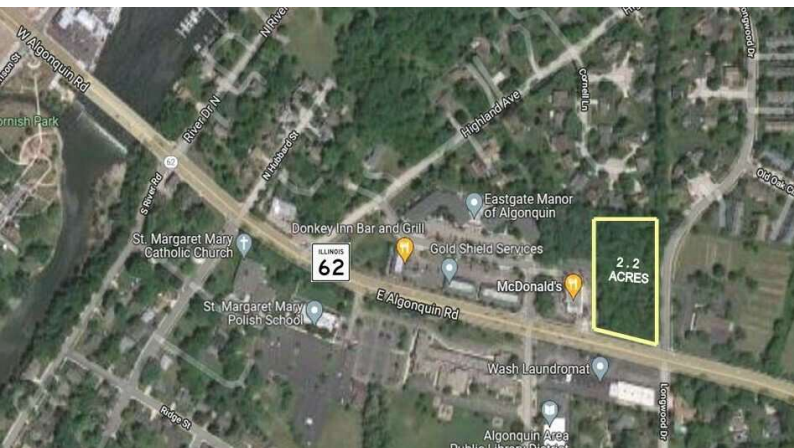
# 600 E Algonquin Rd.

Algonquin, IL 60102

## For Sale

MLS #12105384

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	8,147	51,505	147,059
Average HH Income	\$119,877	\$125,189	\$132,084

### 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:	\$13,305.18 (2024)
PIN #:	19-34-204-008

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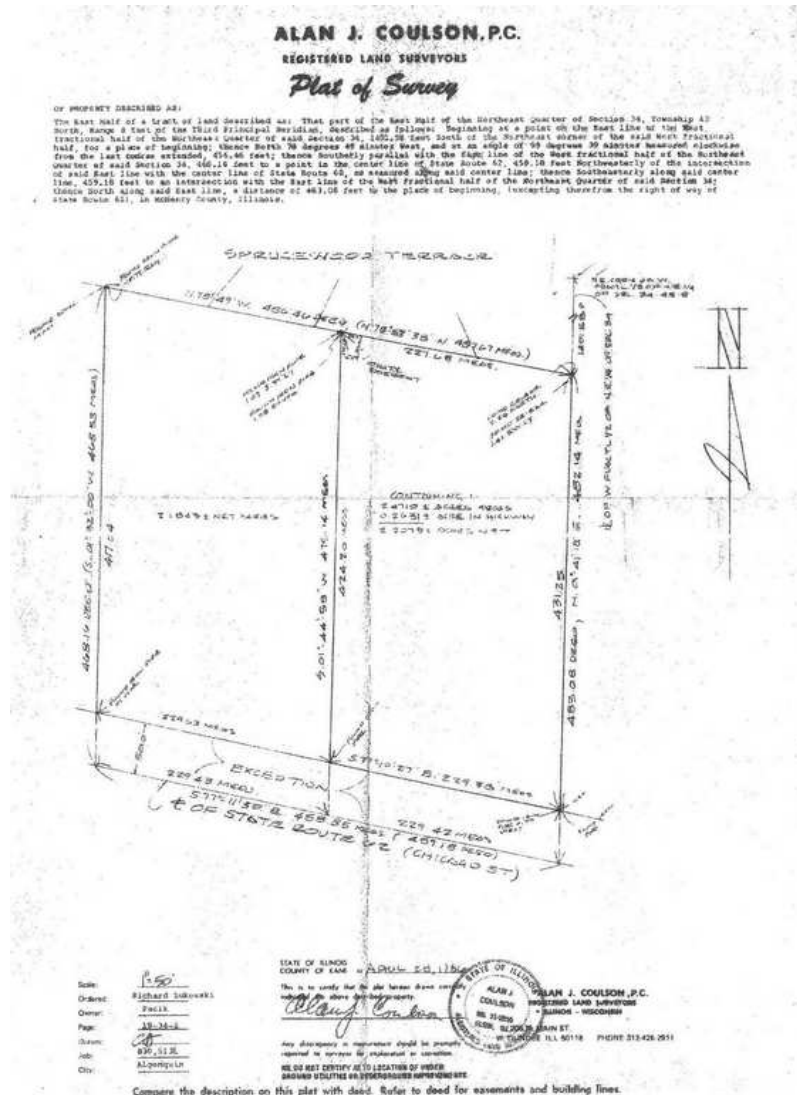
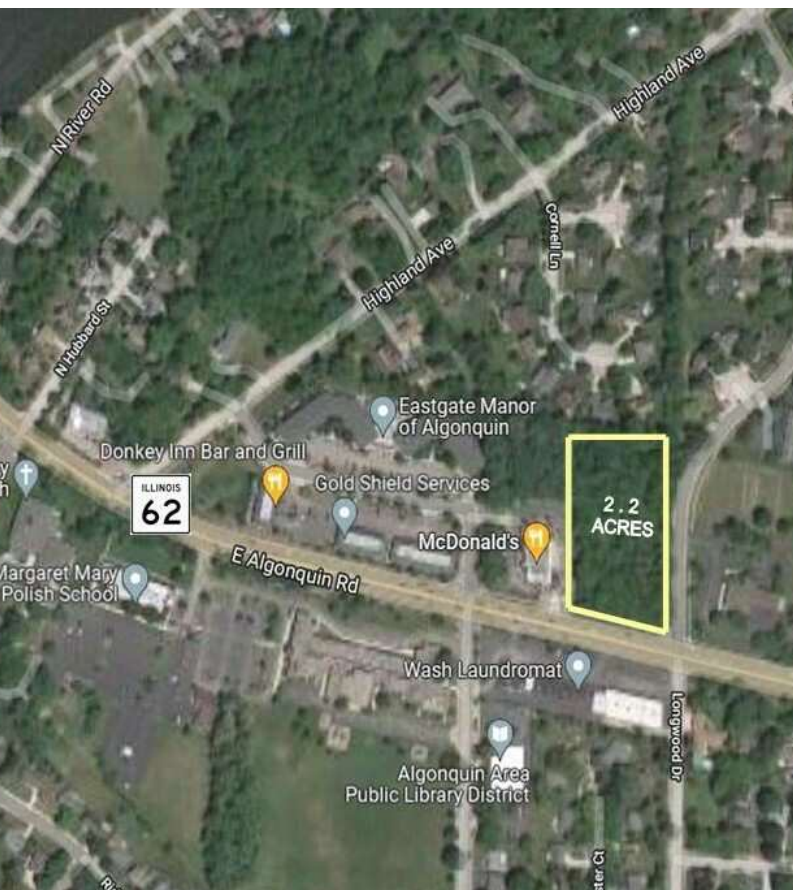
Senior Broker  
**Bruce Kaplan**

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