

Lots 2,3,4 Route 14

Cary, IL 60013

For Sale

MLS #12466309



LAND (3 LOTS) 1.97 ACRES

REDUCED: \$599,832 (\$6.99 PSF)

3 PARCELS BANK OWNED DEVELOPMENT LAND

PRICE REDUCED. Bank owned 1.97 acres commercial development land (3 separate parcels) on Route 14 next to CVS and across from former Burger King and Thornton's Gas.

Concept plans on file for retail and/or fast food. Dual access points to Route 14 and E Main St. with easy access to traffic light.

Soil report and Phase I/II studies on file. Over 27,600 vpd with 250' frontage on Route 14 and 139' on E Main street.

Bank (owner) eager to help finance your project. **Potential development incentives from current TIF District.**

Demographics	1 Mile	3 Miles	5 Miles
Total Population	8,189	36,189	98,197
Average HH Income	\$129,918	\$148,813	\$134,628

Specifications

Description:	Commercial Land
Land Size:	1.97 Acres 85,813 SF
Topography:	Irregular
Environmental Status:	Clean Phase II on file
Utilities:	To Site
Sewer/Water:	To Site
Frontage Dimensions:	250' on Route 14 139' on E. Main St.
Zoning:	B-3
Taxes:	\$12,022.40 (2024)
PIN #:	20-18-177-026, 027, 028

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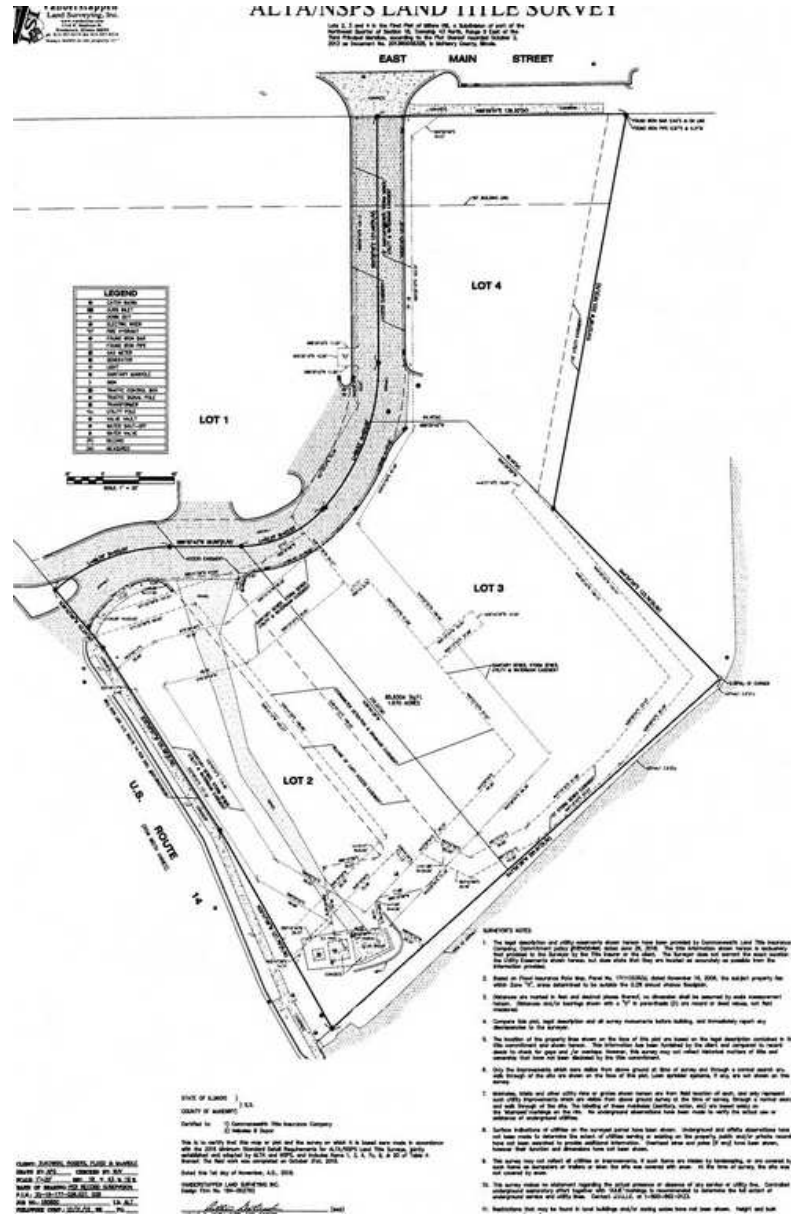


www.PremierCommercialRealty.com | 847.854.2300 | 9225 S. Route 31, Lake in the Hills, IL 60156

Senior Broker
Bruce Kaplan
BruceK@PremierCommercialRealty.com
O: 847.854.2300 x20 C: 847.507.1759

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CONCEPT 1



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