

- Industrial
- Commercial
- Office
- Land
- Business

## FOR SALE

### Vacant Commercial Land 3.47 Acres

Zoned for up to 50 office condos. Village will consider other uses. Joins bike path. Drawings of layout available. Utilities to the property. Previous phases sold out. Existing detention. Could possibly be used to build condos, subject to zoning change - currently zoned commercial. Approved by Village, waiting for your plans and specs. \$1.51 psf. Visit Premier Commercial Realty website to see more listings.



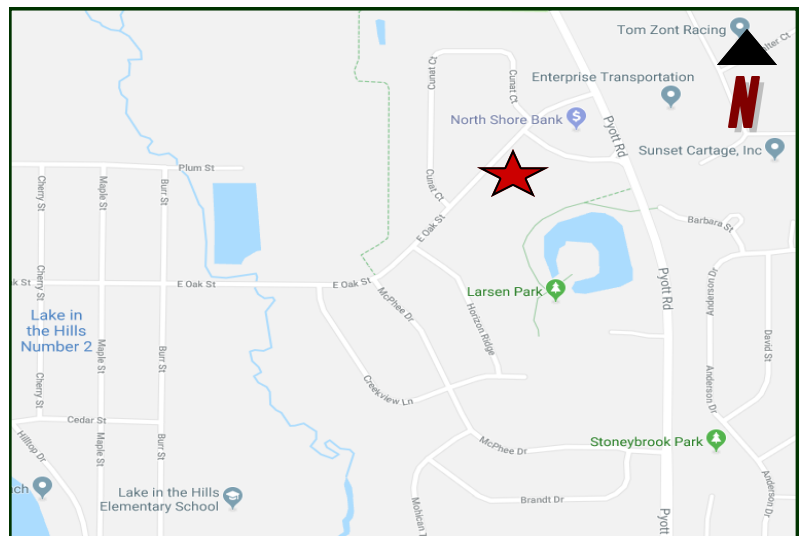
PRICE REDUCED \$1.51 psf

MLS: 10141804

#### PROPERTY SPECIFICATIONS

Description:	Commercial Land
Land Size:	3.47 acres 151,153 SF
Possession:	Negotiable
Topography:	Level
Environmental Status:	To be assessed
Utilities:	To site
Sewer: City	Water: City
Frontage Dimensions:	451.89 ft. (Oak Street)
Zoning:	B-4
Real Estate Taxes:	\$8,554.54 (2018)
Sale Price:	<del>\$295,000</del> <b>REDUCED \$229,000 (\$1.51 psf)</b>

Demographics	1 mile	3 miles	5 miles
Avg. HH Income	\$92,117	\$104,258	\$105,986
Population	6,901	65,735	172,205



**Directions:** Route 62 (Algonquin Road) to Pyott Road, north to left on Oak Street near bank.

**PIN:** 19-21-300-061

July 9, 2019

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.

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0 E. Oak St.  
Lake in the Hills, IL 60156

