

1126 W. ALGONQUIN RD. (ROUTE 62) LAKE IN THE HILLS, IL 60156

FOR SALE

MLS # 10755715 (office) 10817083 (retail) 10817245 (residential)

September 30, 2020



PRICE REDUCED



**OFFICE · RETAIL · RESIDENTIAL
1,243 SF W/ FULL BASEMENT**

~~—\$140,900—~~
REDUCED \$129,900

SPECIFICATIONS

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Office·Retail·Residential 1,243 SF w/Full Basement

PRICE REDUCED: 1,243 SF free standing office/retail building with 62' frontage along busy Algonquin Rd. with traffic counts of ±35,200 cars per day (Route 62) and a monument sign to capture that exposure. The space features (3) private offices, 1.5 bathrooms, kitchen, 1 car garage and full basement. With flexible B2 zoning, this location is ideal for another office user or retail user. LITH would also allow a live-work scenario or even just a living scenario with a zoning change back to B-1, which they said would be a smooth process. This building is very versatile. Additional parking can be added in the back. Excellent exposure in a great location.

Description	Free Standing Frame Bldg.
Building Size	1,243 SF
Land Size	.26 AC
Year Built	1958
HVAC System	GFA / Central Air
Electrical	100 AMP
Sprinkled	No
Washrooms	1.5
Ceiling Height	9 FT
Parking	5 Surface / 1 Garage (plus room for expansion)
Sewer/Water	City
Zoning	B2
RE Taxes	\$4,448.44 (2019)
PIN Number	09-28-179-022

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	9,602	56,952	163,134
Households	3,404	19,952	44,883
Avg Household Income	\$89,926	\$96,210	\$112,324

Daily Traffic Counts: 35,200 vpd (Route 62/Algonquin Rd.)

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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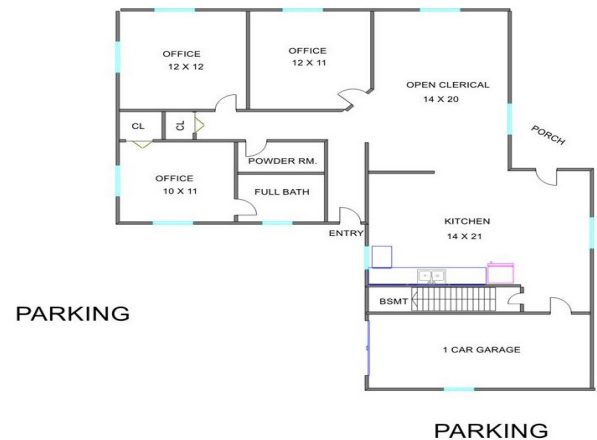
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FLOOR PLAN



W. ALGONQUIN RD. (ROUTE 62)

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