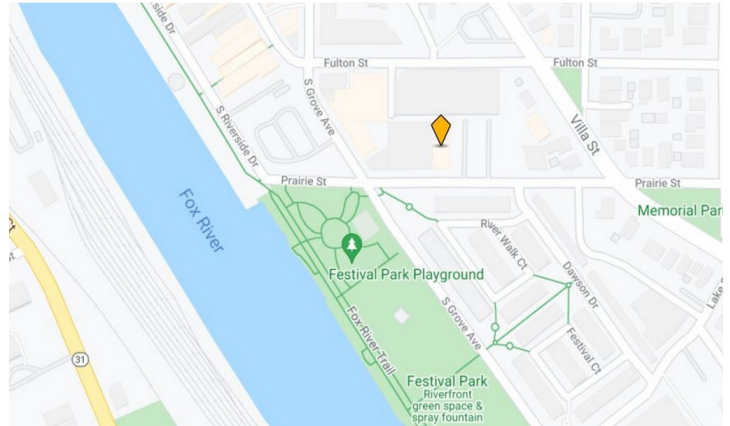
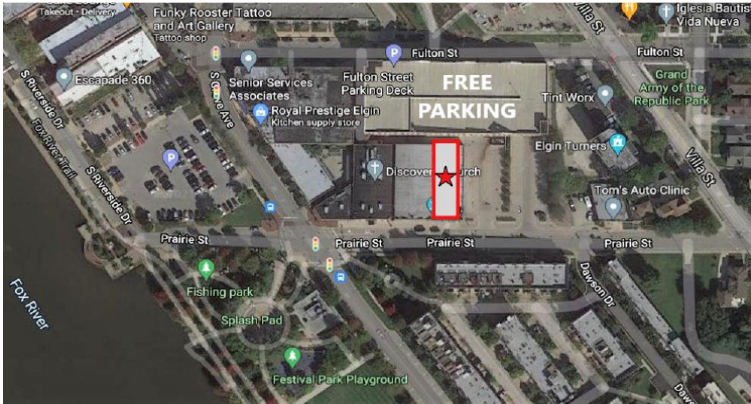


# 216 PRAIRIE STREET ELGIN, IL 60120

# FOR SALE

MLS # 11181916

August 10, 2021



## CITY LOT • 0.15 AC

## \$75,000 (\$10.92 psf)

### DESCRIPTION

#### 0.15 Acre City Lot

Building has been razed and lot cleared. Downtown Elgin building site adjacent to free City parking lot and garage. CC1 (Center City) zoning allows many uses. Owner will consider joint venture. Located in TIF District #3.

Note: Tax bill includes building which is now gone.

### SPECIFICATIONS

Description	City Lot
Land Size	6,865 SF
Topography	Flat
Environmental Status	TBA
Utilities	To Site
Sewer/Water	City
Frontage Dimensions	51.83' x 132.46'
Zoning	CC1
Real Estate Taxes	\$8,598.04 (2020) Includes building which is now gone
PIN Number	06-13-309-008
Possession	closing

### DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	26,672	99,638	174,789
Avg Household Income	\$52,659	\$67,007	\$101,225

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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#### KEVIN KAPLAN

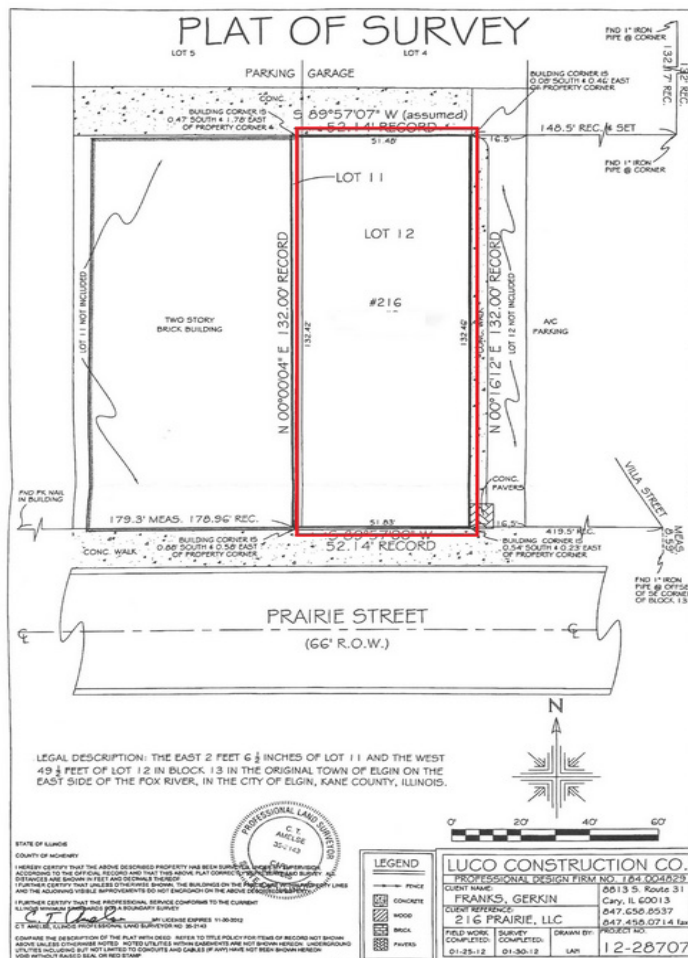
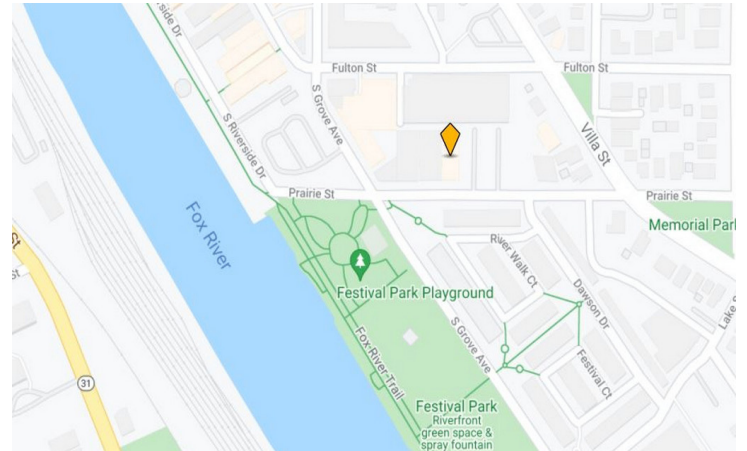
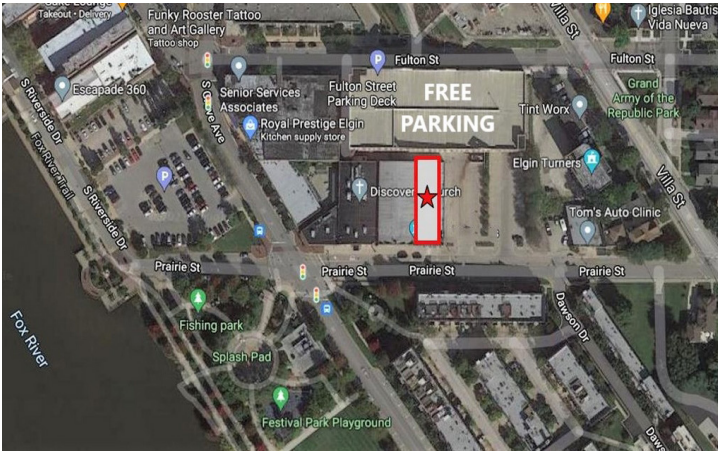
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# FOR SALE



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