

LOT 5 SHERMAN ROAD ALGONQUIN, IL 60102

FOR SALE

MLS # 10639453

June 17, 2021



COMMERCIAL LAND — 4.6 ACRES

PRICE REDUCED
~~\$900,000~~ **\$825,000 (\$4.13 psf)**

DESCRIPTION

SPECIFICATIONS

Randall Road Corridor Land Opportunity

4.60 Acres located in heart of Algonquin's Randall Road retail corridor. Situated between Holiday Inn, Colonial Cafe, Jacobs High School, and the Woods creek Shopping Center with Target, Kohl's, Petco, etc. Fully improved with utilities to site and off-site detention. Randall Road Pylon Signage. Zoned B2 PUD. Ideal for retail, office, medical office, hospitality/hotel, entertainment. Potential for assisted living or senior housing. Bank will consider financing and participating with Buyer in the due diligence and/or entitlement approval process (call Broker for details). \$4.13 psf.

Description	Commercial Land
Land Size	4.6 Acres (199,940 SF)
Topography	Level
Environmental Status	TBA
Utilities	To Site
Sewer/Water	City
Frontage Dimensions	201' on Sherman Road
Zoning	B2 PUD
Real Estate Taxes	\$33,171.30 (2020)
Possession	At Closing
PIN Number	19-31-226-011

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	6,918	63,287	147,656
Avg Household Income	\$132,369	\$128,445	\$121,207
Daily Traffic Counts: 6,700 (Bunker Hill & Sherman Rd) / 40,300 (Randall 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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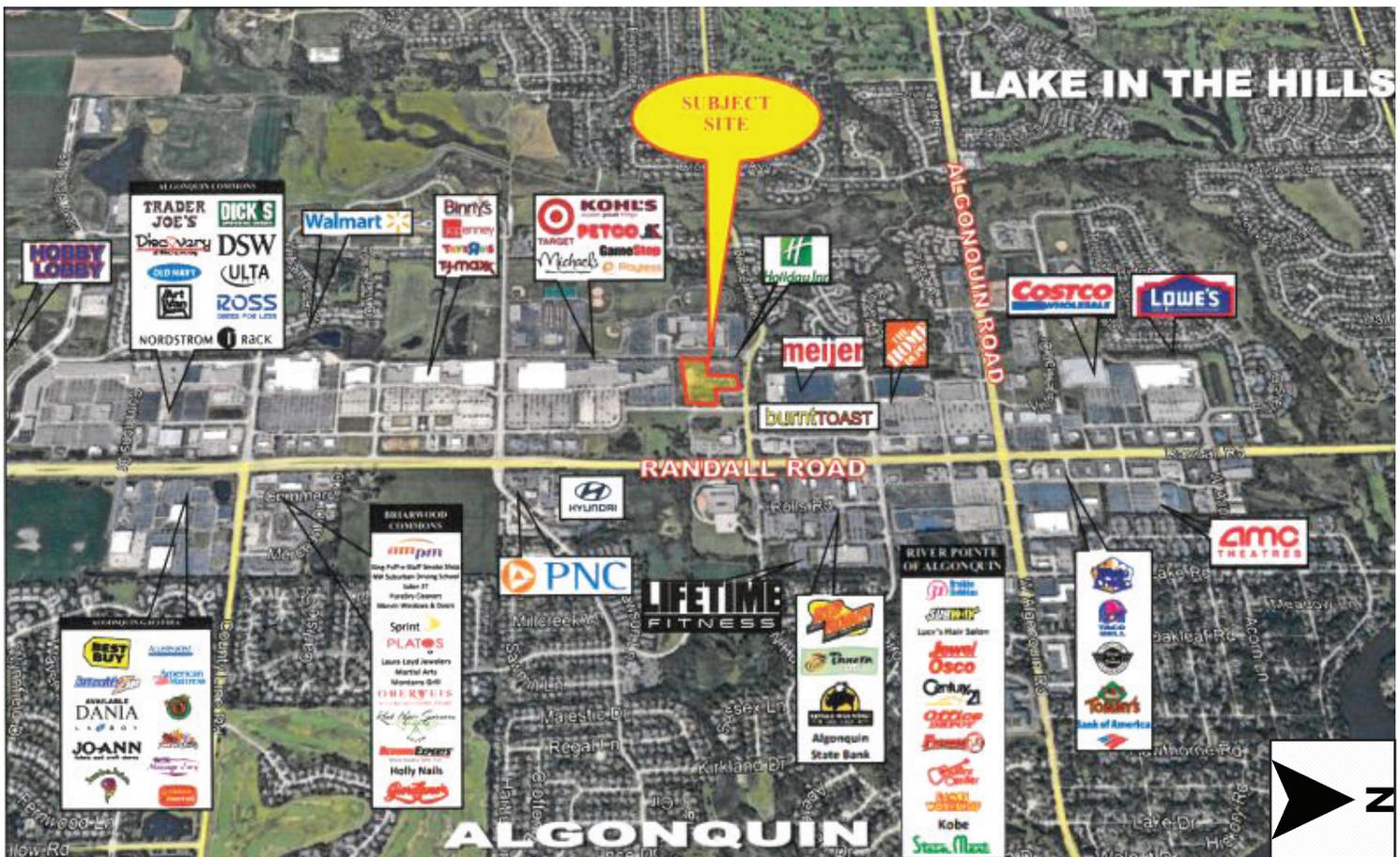
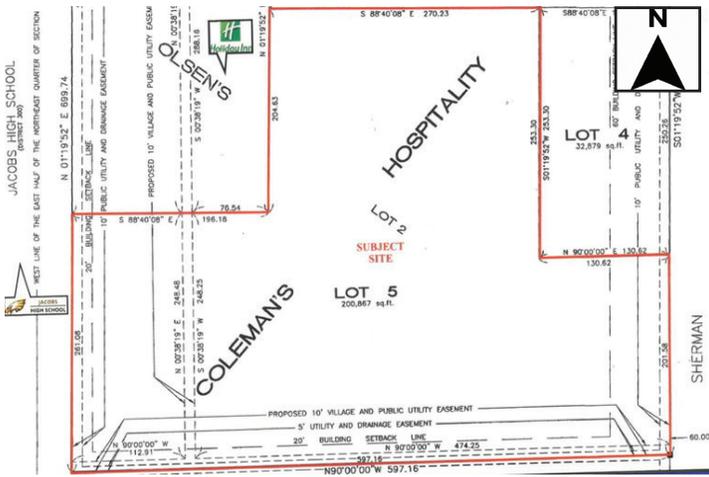
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