

2971 W. Algonquin Rd. Southwest Corner of Talaga & Algonquin Rds. Algonquin, IL 60102

## LAND FOR SALE - RETAIL 1.32 ACRES



## **PROPERTY SPECIFICATIONS**

Description:	Vacant Land
Land Size:	1.32 Acres/57,480 SF (to be verified by survey)
Topography:	Level
Utilities:	Stubbed in to Lot Line
Sewer/Water:	Stubbed in to Lot Line
Frontage:	Approximately 193 Feet
Possession:	Closing
Zoning:	B-2 Commercial PUD
Real Estate Taxes:	\$19,323.48 (2020)
Sale Price:	\$13.50 PSF

### **PROPERTY OVERVIEW**

### 1.32 ACRES VACANT LAND

- Vacant, improved land with off site detention
- Located on W. Algonquin Rd & Talaga Rd. a signalized intersection
- Adjacent to Talaga Medical Center building (with cross access) and across the street from Speedway Gas Station
- Prime exposure along the Algonquin Rd retail corridor
- Area retailers include Butera, Costco, Speedway, Home Depot, Lowes, Walgreens & Montessori Day Care
- VPD on Algonquin Rd: 25,200
- PIN: 19-30-404-002

#### LINDA KOST

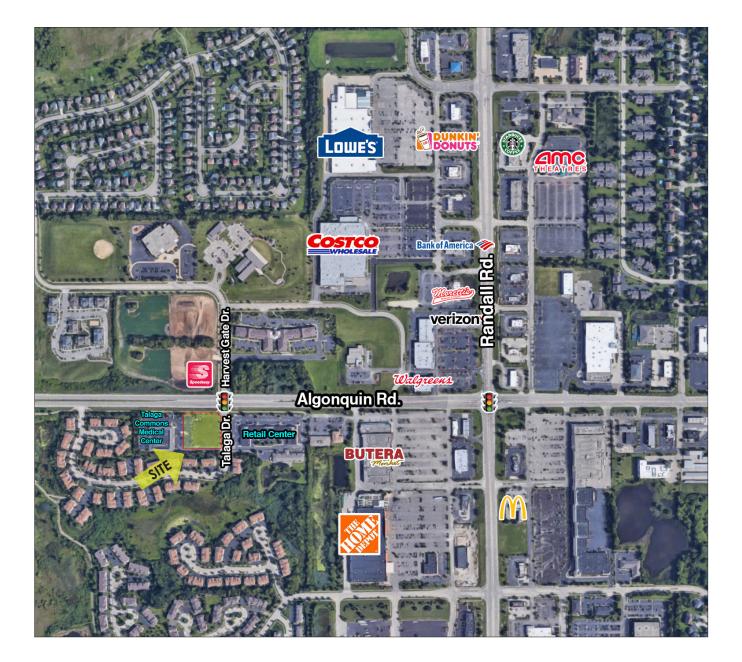
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# Realty Metrix Commercial

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