

Land
1.09 Acres
Retail

FOR SALE PROPERTY SPECIFICATIONS

Description:	Vacant Land
Land Size:	1.09 Acres/47,480 SF
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:	\$17,679.36 (2016)
Sale Price:	\$640,985/\$13.50 PSF



PROPERTY OVERVIEW 1.09 Acres Fully Improved Building Pad

- 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
- **PIN:** 19-30-404-002

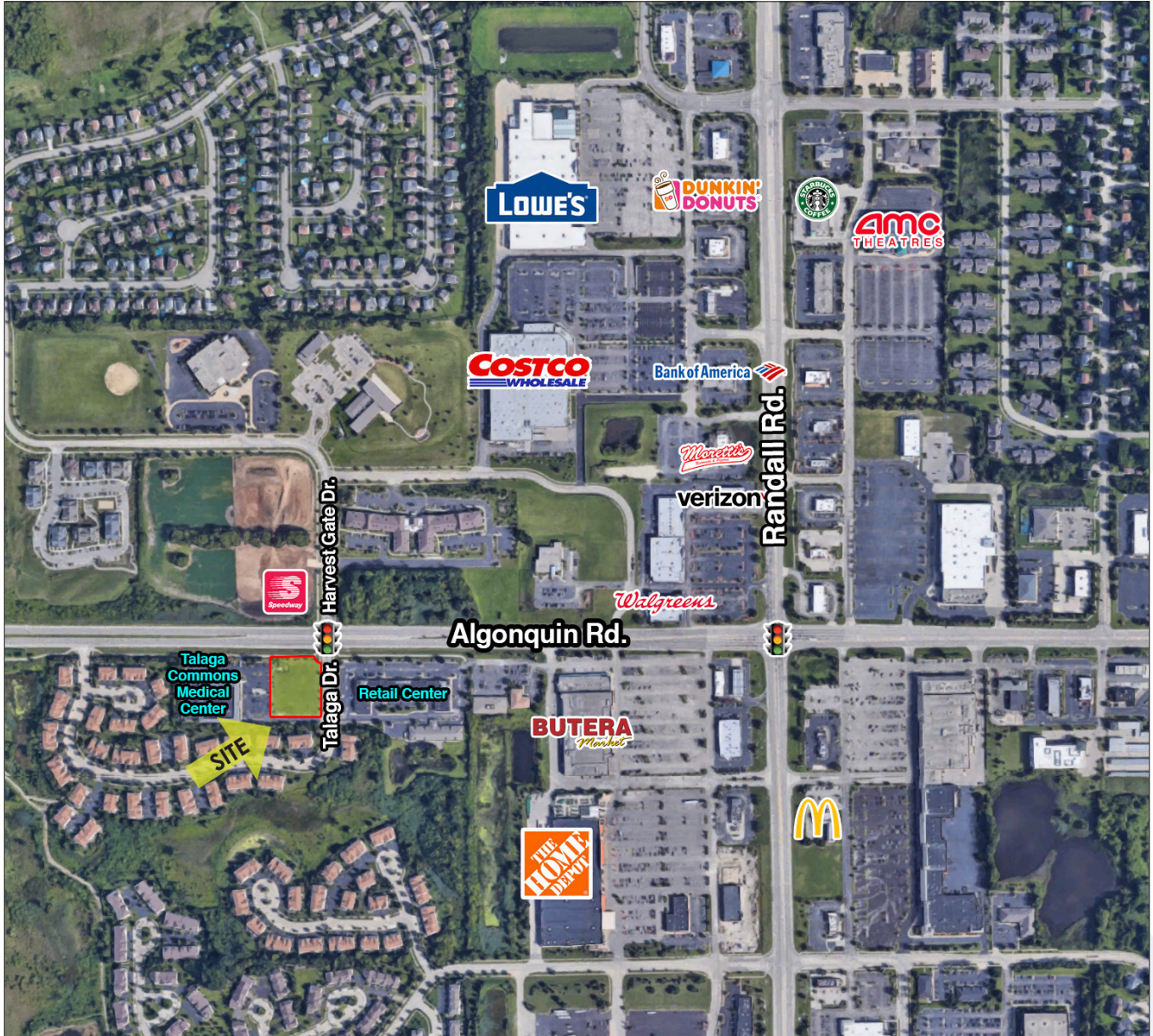
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