

4 1 W 1 7 0 R U S S E L L R O A D

# RELIGIOUS/EDUCATIONAL PROPERTY FOR SALE

ELGIN, IL  
SUBURBAN NORTHWEST CHICAGO



28,600± SF | 14.47± AC

FOR MORE INFORMATION, PLEASE CONTACT:

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IN COOPERATION WITH:

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41W170 RUSSELL ROAD • ELGIN, IL

# property highlights

## EXECUTIVE SUMMARY

Foundry Commercial is pleased to offer the property located at 41W170 Russell Road in the Plato Center section of Elgin, IL. The property contains one 28,600± square foot single story building. The sanctuary of the church has a capacity of 400± and the parking lot has 200± paved parking spaces.

**\$3,250,000**

# 14.47± ACRES

## PLATO CENTER SECTION

The property is located in the Plato Center section of Elgin. Plato Center is a mostly rural area that is adjacent to the residential areas of southwest Elgin.

# NEARBY

## CLOSEBY TO ROUTE 20

Sitting on the outskirts of Elgin, the property is conveniently located less than 3 miles from Route 20.

PROPERTY SUMMARY

**ADDRESS**

41W170 Russell Road  
Elgin, IL 60124

**COUNTY**

Kane County

**PARCELS**

05-15-400-037, 05-15-400-038  
05-15-400-014, 05-15-400-013

**SQUARE FOOTAGE**

28,600± SF Church

**SITE SIZE**

14.47± AC

**PARKING**

200± Paved Spaces

**ZONING**

F (Farming District)

**CURRENT USE**

Religious

**PRICE**

\$3,250,000



41W170 RUSSELL ROAD

# location

# Plato Center



PROPERTY

Plato Center is an unincorporated area of Kane County and is located to the southwest of Elgin proper. It is a rural area that sits 6 miles south of Route 90.

The mailing address of this property is Elgin which is the sixth largest city in Illinois. It spans both Kane and Cook counties, and lies 35 miles northwest of Chicago.



41W170 RUSSELL ROAD

# proximity map

**THE PROPERTY**

PLATO TOWNSHIP PARK

FITCHIE CREEK FOREST PRESERVE

CAMPTON HILLS EQUESTRIAN CENTER

A- PRAIRIE KNOLLS MIDDLE SCHOOL

A- PRAIRIE VIEW GRADE SCHOOL

BOWES CREEK WOODS FOREST PRESERVE

BOWES COUNTRY CLUB

A CORRON ELEMENTARY SCHOOL



HOBBY LOBBY

ELGIN COUNTRY CLUB



TARGET

ELGIN COMMUNITY COLLEGE

THE HIGHLANDS OF ELGIN GOLF COURSE

meijer



Walmart





41W170 RUSSELL ROAD

## building highlights

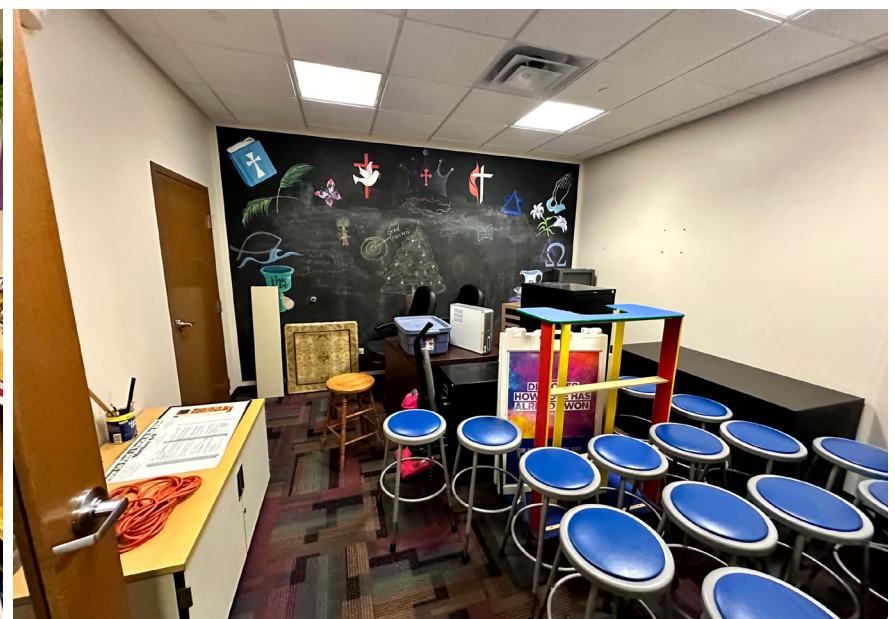
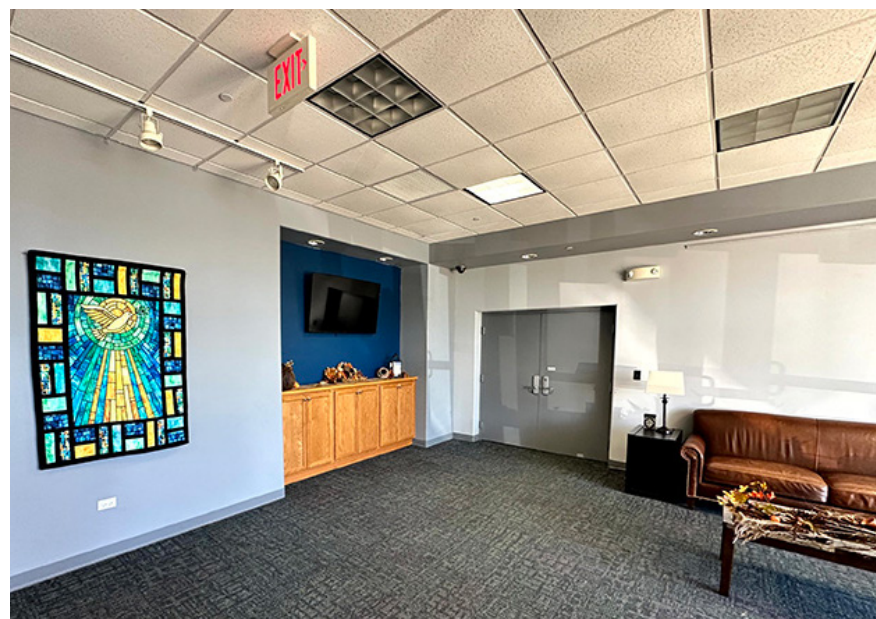
### CHURCH

- The building is a single-story 28,600± square foot facility.
- The sanctuary seats 400± and has an audio and video control room.
- The Fellowship Hall seats 150± and includes a youth area.
- The nursery area contains two children's classrooms, an aide's room with two offices, a reception area, and a storage room.
- Other rooms in the building include: multiple offices, meeting rooms, quiet sitting areas, a kitchen, and multiple men's and women's washrooms.

### GROUNDS

- The building sits on 14.47± acres across 4 parcels.
- In addition to a large amount of open space in front and back of the building, the property contains a large striped and paved parking lot and an outdoor fenced-in playground.



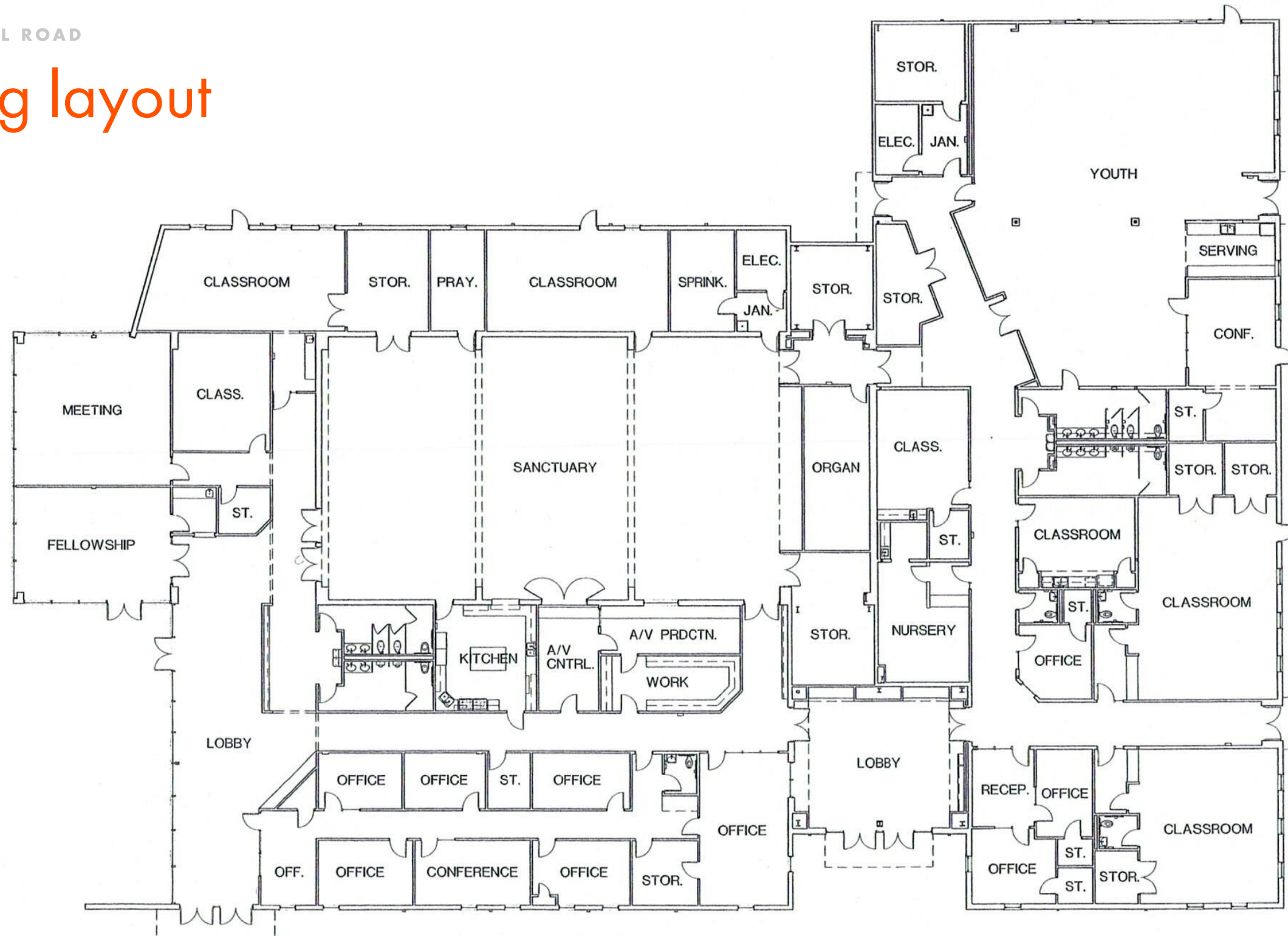




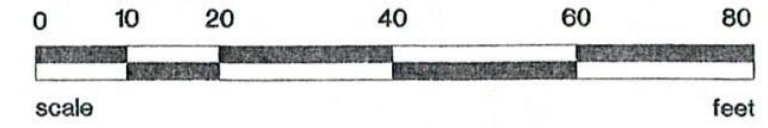


41W170 RUSSELL ROAD

# building layout

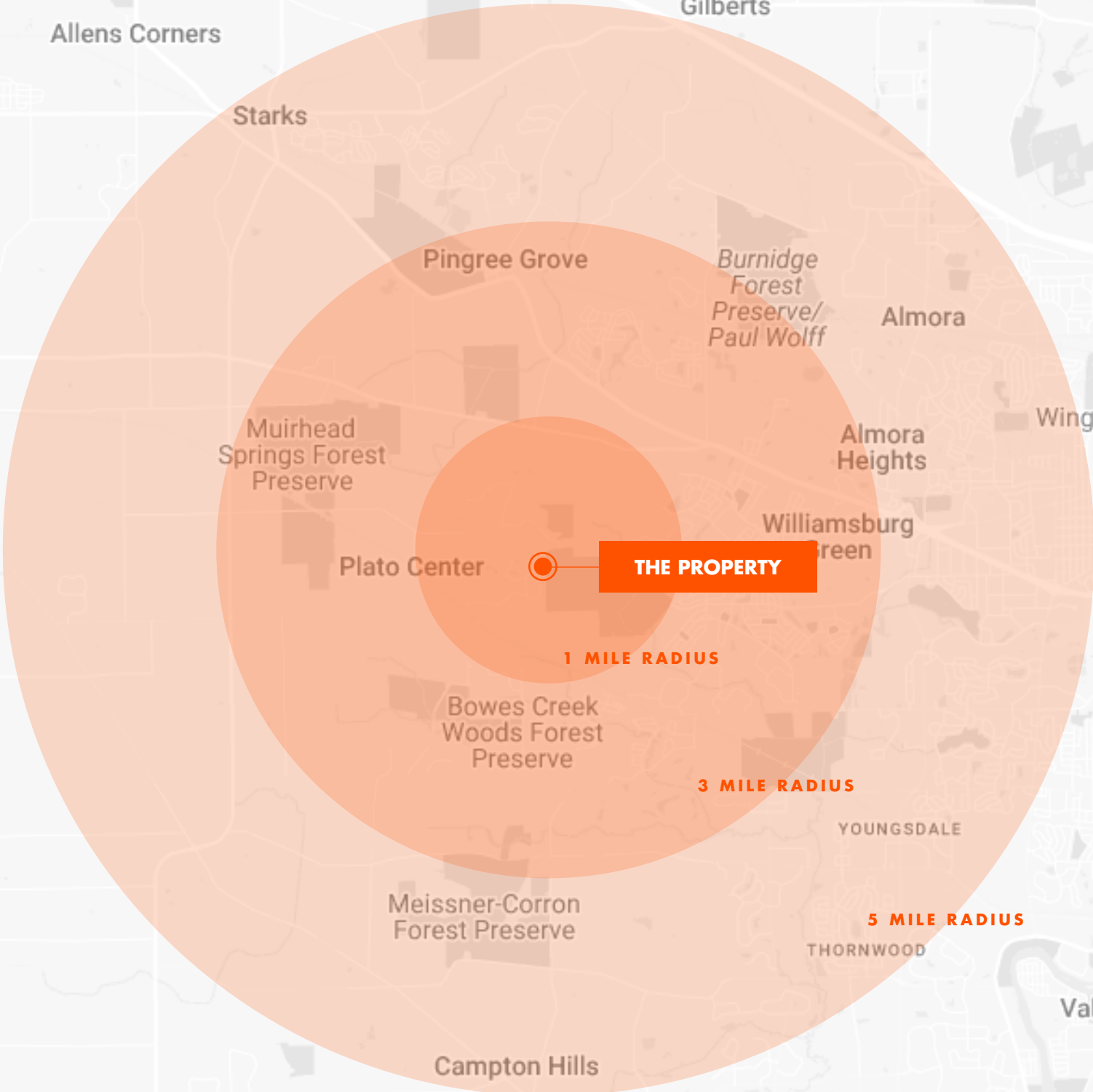


1" = 20'-0" **FLOOR PLAN**



THE AREA

# Plato Center ● Elgin, IL



## DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
EST. POPULATION '24	885	13,903	59,565
PROJ. POPULATION '29	+1.9%	+1.2%	+0.6%
AVG. HOUSEHOLD INCOME	\$254,292	\$195,284	\$157,312
MEDIAN HOME VALUE	\$482,610	\$402,859	\$355,940
MEDIAN AGE	39.3	40.9	41.2
TOTAL EMPLOYEES	169	1,471	17,143
EST. HOUSEHOLDS	293	4,724	21,157
TOTAL BUSINESSES	25	215	1,284

Source: REGIS



# contact

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