

27419 W. Molidor Rd.
Volo, IL 60041

For Sale

MLS #11764727

LAND



LAND 4.34 ACRES

\$895,000

**Signalized Commercial Corner
with Multi Family Potential**

4.34 Acres at signalized intersection with great traffic counts of over 25,000 vehicles per day, zoned B-3 in Volo.

Property contains house and barn currently rented short term for \$2,550/mo. Approximate frontage is 235' on Route 12 and 621' on Molidor Road.

Volo is looking for retail and possibly multi-family (see concept plan) on this prime corner. **24 Acre site across from this property is under contract for a multi-family development.**

Price depends on use: \$8 psf for commercial corner and \$12,000 per unit for multi-family. Broker is related to seller.

Demographics	1 Mile	3 Miles	5 Miles
Total Population	2,329	28,667	109,587
Average HH Income	\$143,355	\$133,135	\$115,632

Specifications

Description:	Land - Retail or Multi Family
Land Size:	4.34 Acres (189,050 SF)
Topography:	Level/Wooded
Environmental Status:	TBA
Utilities:	To Property
Sewer/Water:	Nearby / Across Molidor
Frontage Dimensions:	235' Route 12 621' Molidor Rd.
Zoning:	B-3 (Regional Business District)
Taxes:	\$9,830.90 (2023)
PIN #:	05-27-400-018

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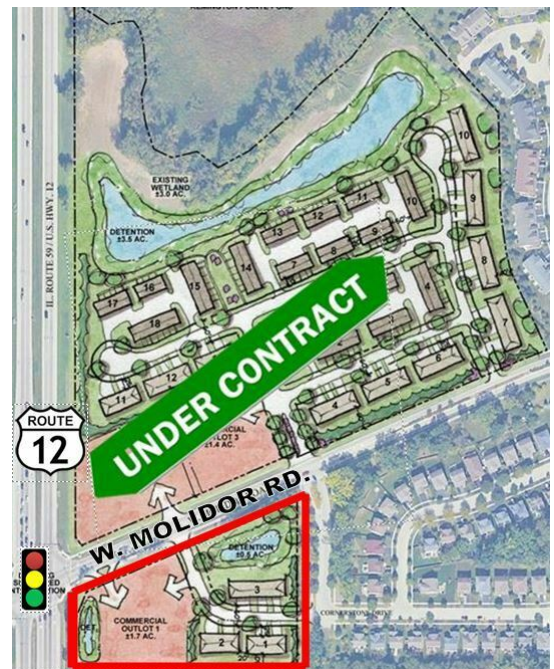
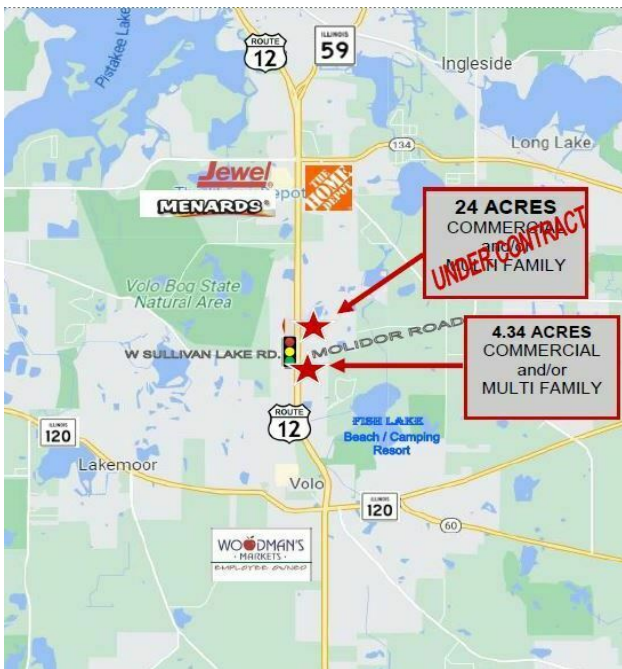
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