

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:

MATT MESSIER, CCIM, SIOR
Designated Managing Broker
407.540.7718

Matt.Messier@foundrycommercial.com

FOUNDRY
COMMERCIAL

MISSION
PROPERTY
GROUP

IN COOPERATION WITH:

LARRY HANLEY
Designated Managing Broker
630.584.3666

Lkh@midwestcre.com

Although all information furnished regarding for sale, rental or financing is from sources we deem reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof, and it is submitted subject to errors, omissions, changes of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. All sizes are approximate and subject to survey. **Foundry Commercial and Midwest Commercial Real Estate Inc. solely represent the seller in any transaction.**



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

BOWES CREEK WOODS FOREST PRESERVE

A- PRAIRIE KNOLLS MIDDLE SCHOOL

A- PRAIRIE VIEW GRADE SCHOOL

BOWES COUNTRY CLUB



HOBBY LOBBY

ELGIN COUNTRY CLUB



TARGET

ELGIN COMMUNITY COLLEGE

THE HIGHLANDS OF ELGIN GOLF COURSE

meijer



Walmart



CORRON ELEMENTARY SCHOOL





41W170 RUSSELL ROAD

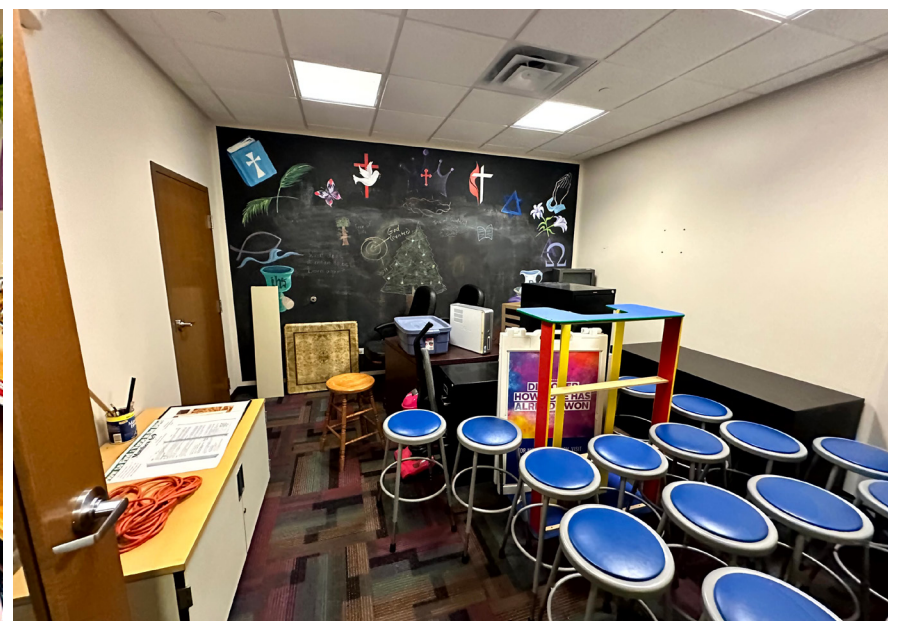
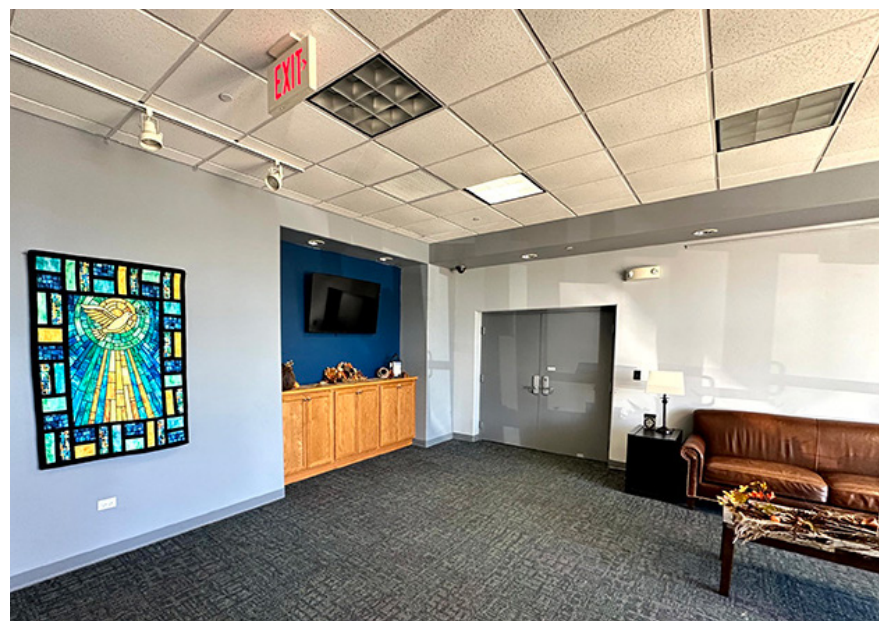
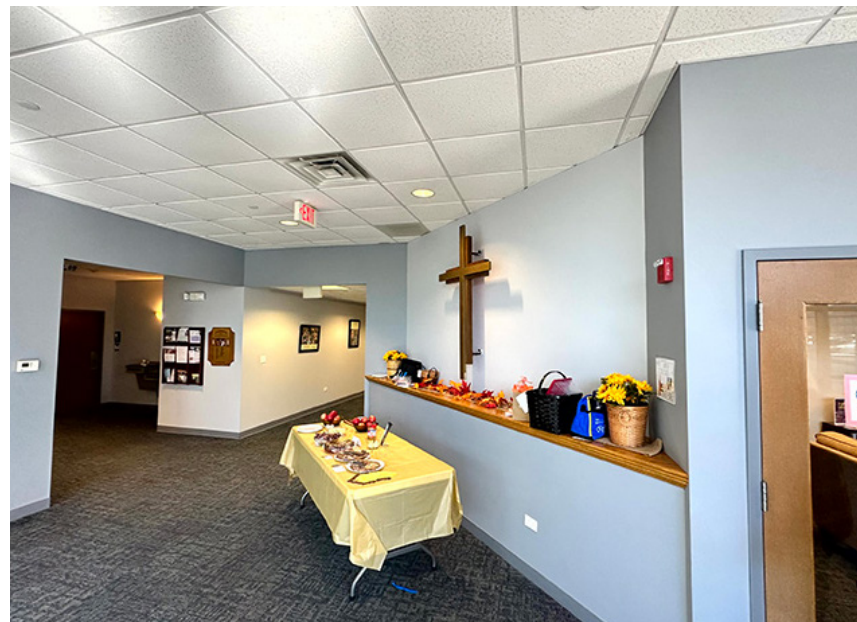
building highlights

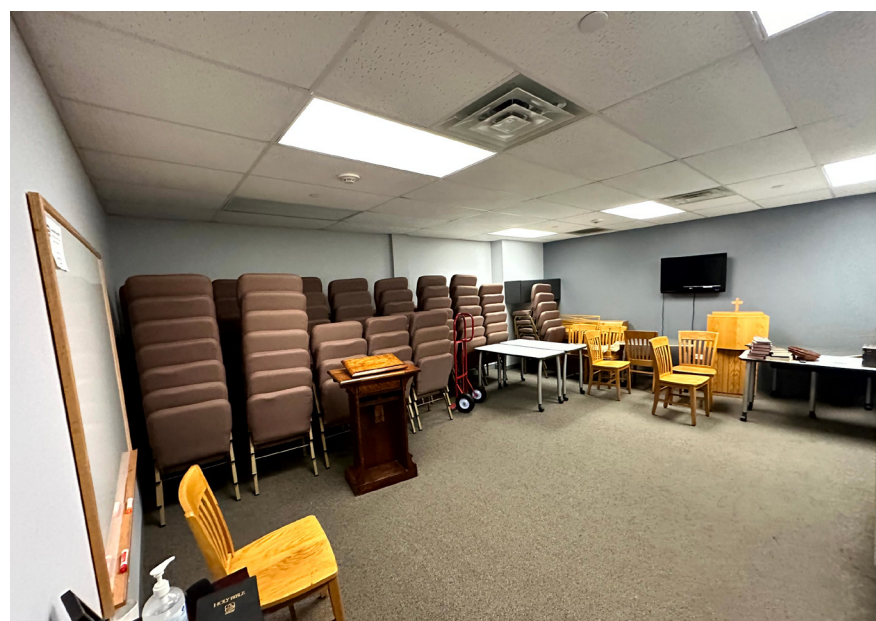
CHURCH

- 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

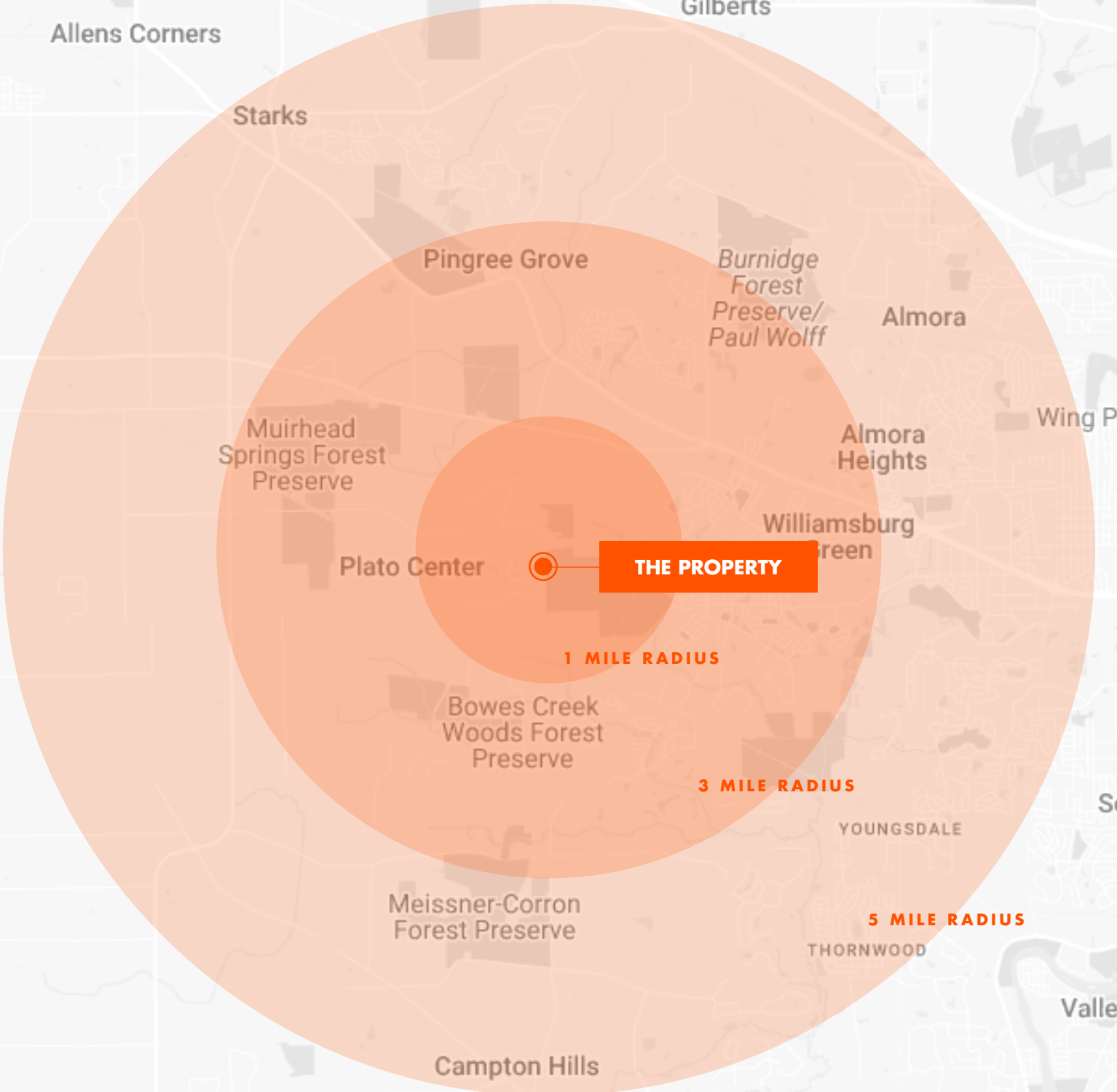
- The building sits on 14.47± acres across 4 parcels.
- In addition to a large amount of open space in front and back of the building, the property contains a large striped and paved parking lot and an outdoor fenced-in playground.





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

FOR MORE INFORMATION, PLEASE CONTACT

MATT MESSIER, SIOR, CCIM

FOUNDRY COMMERCIAL

Designated Managing Broker - Illinois

Matt.Messier@foundrycommercial.com

T 407.540.7718

LARRY HANLEY

MIDWEST COMMERCIAL REAL ESTATE INC.

Designated Managing Broker

Lkh@midwestcre.com

T 630.584.3666



Although all information furnished regarding for sale, rental or financing is from sources we deem reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof, and it is submitted subject to errors, omissions, changes of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. All sizes are approximate and subject to survey. This property is being marketed by Foundry Commercial, in cooperation with Midwest Commercial.