

PRIME LAKE ZURICH MULTI-FAMILY INVESTMENT WITH EXPANSION AND REDEVELOPMENT POTENTIAL

898 S Rand Rd Lake Zurich, IL 60047



PROPERTY DESCRIPTION

Discover a premier multi-family and redevelopment opportunity in the heart of Lake Zurich, offered exclusively by Proano Commercial Group. Located at 898 S Rand Road, this 1.45-acre property features a 6,259-square-foot mixed-use building with 124 feet of frontage along the high-traffic Route 12 corridor, where over 37,000 vehicles pass daily. The existing structure is currently 90% occupied and includes a desirable unit mix of four 1-bedroom/1-bath units, four studio units, one 2-bedroom/1-bath unit, and one office unit, collectively generating \$100,800 in annual rental income with upside potential through rent increases or reconfiguration.

Zoned B-3 (Regional Shopping District), the site offers exceptional flexibility for investors or developers seeking long-term value and cash flow. Approximately one acre of the land remains undeveloped, creating the opportunity to construct an additional building to maximize density and returns. The zoning allows for a wide range of commercial or mixed-use development options, making this property ideal for continued residential use, retail, or office expansion. Full on-site utilities are in place, further simplifying the development process.

OFFERING SUMMARY

Sale Price:	\$1,400,000
Number of Units:	10
Lot Size/Acre:	62,291 SF/1.45 Acre
Building Size:	6,259 SF
Current NOI:	\$52,703
Zoning:	B-3

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PROPERTY HIGHLIGHTS

- 1.45 Acres in Prime Lake Zurich Location
- Existing 6,259 SF Income-Producing Building
- 90% Occupancy with Strong Rental Income
- Zoned B-3 (Regional Shopping District)
- Redevelopment or Expansion Opportunity
- Full On-Site Utilities
- Located in Lake Zurich's Retail Power Corridor
- Affluent Demographics
- Exceptional Visibility & Access
- Investment Versatility



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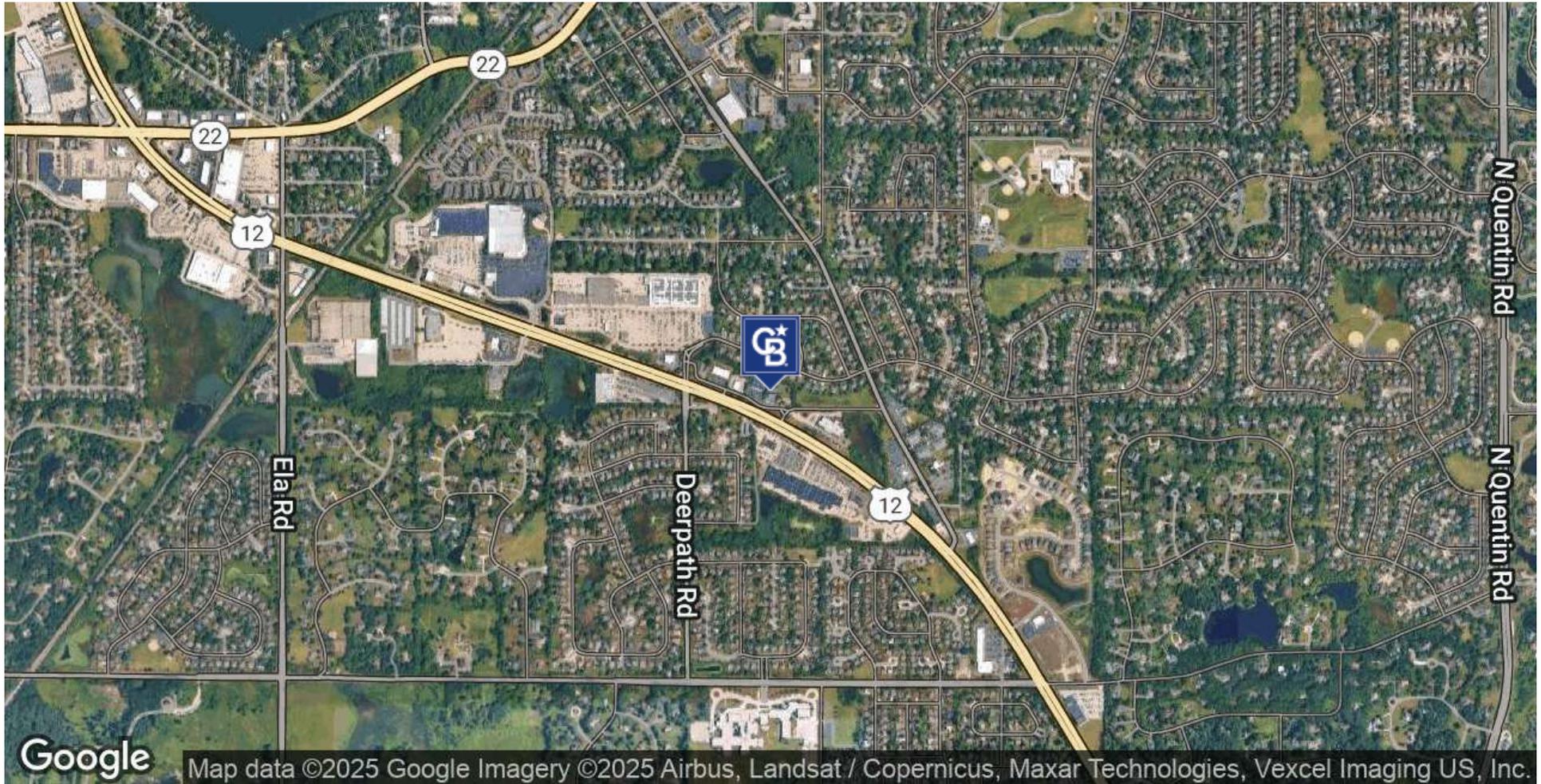
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**COLDWELL BANKER
COMMERCIAL
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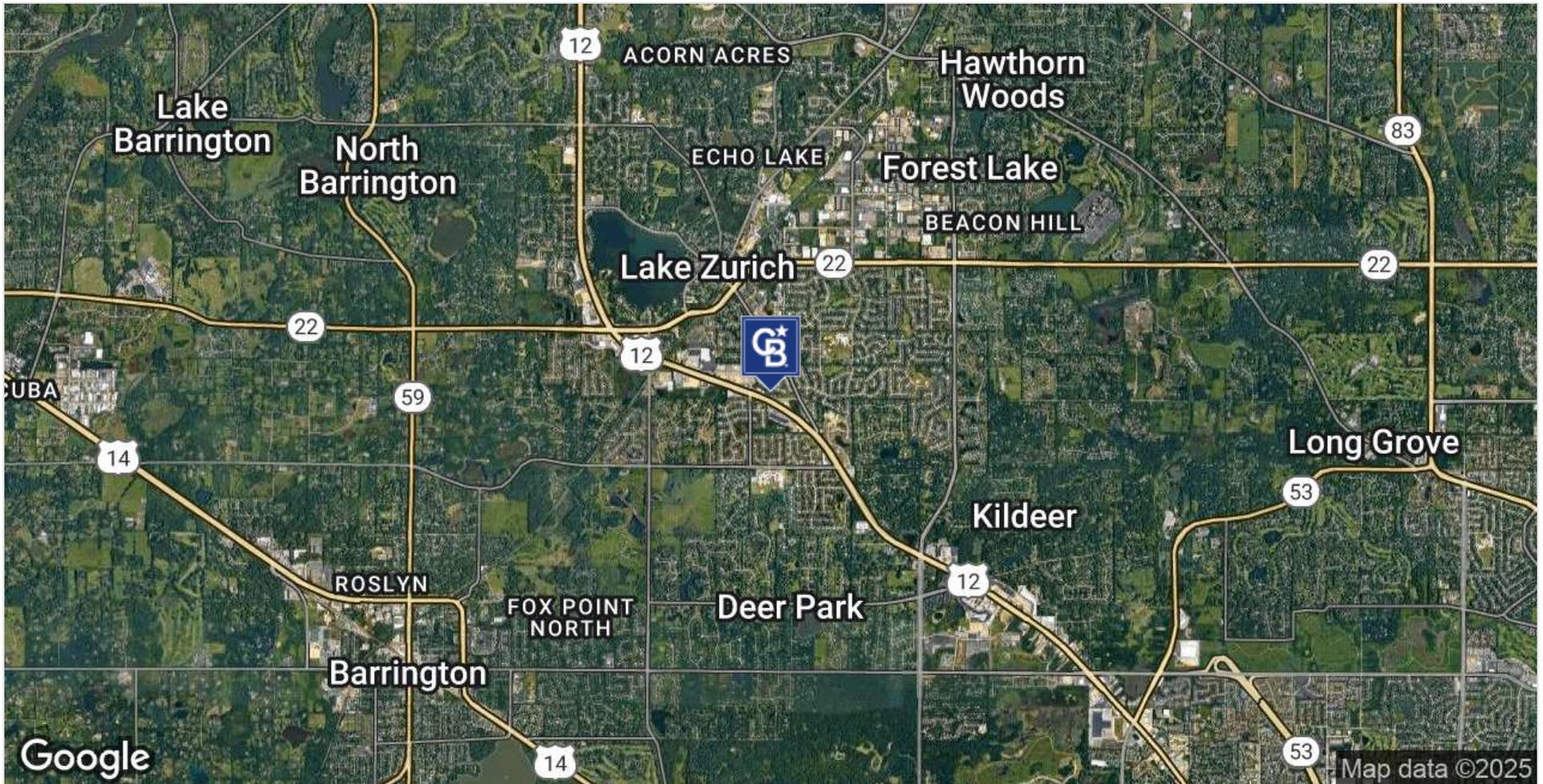
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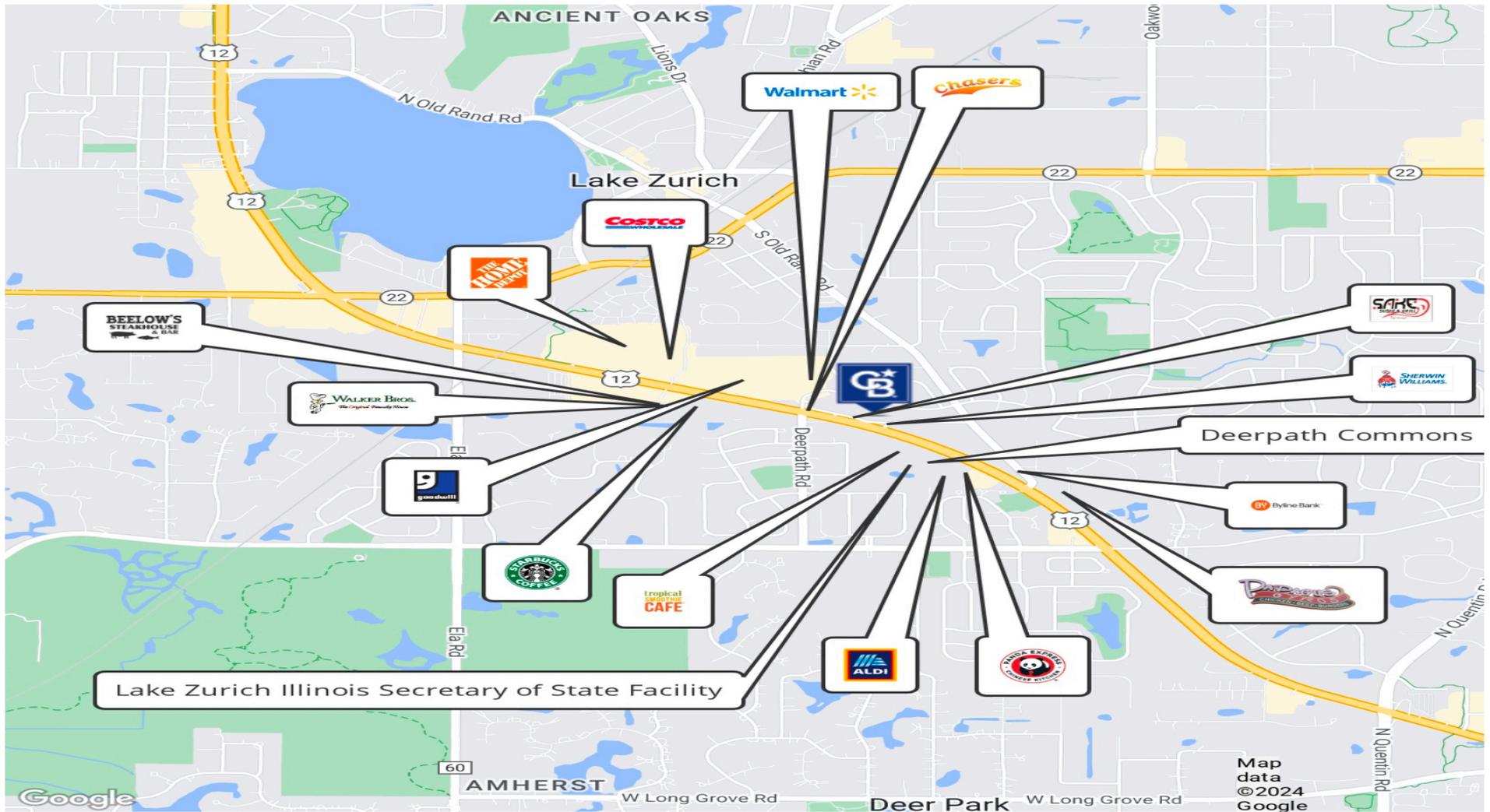
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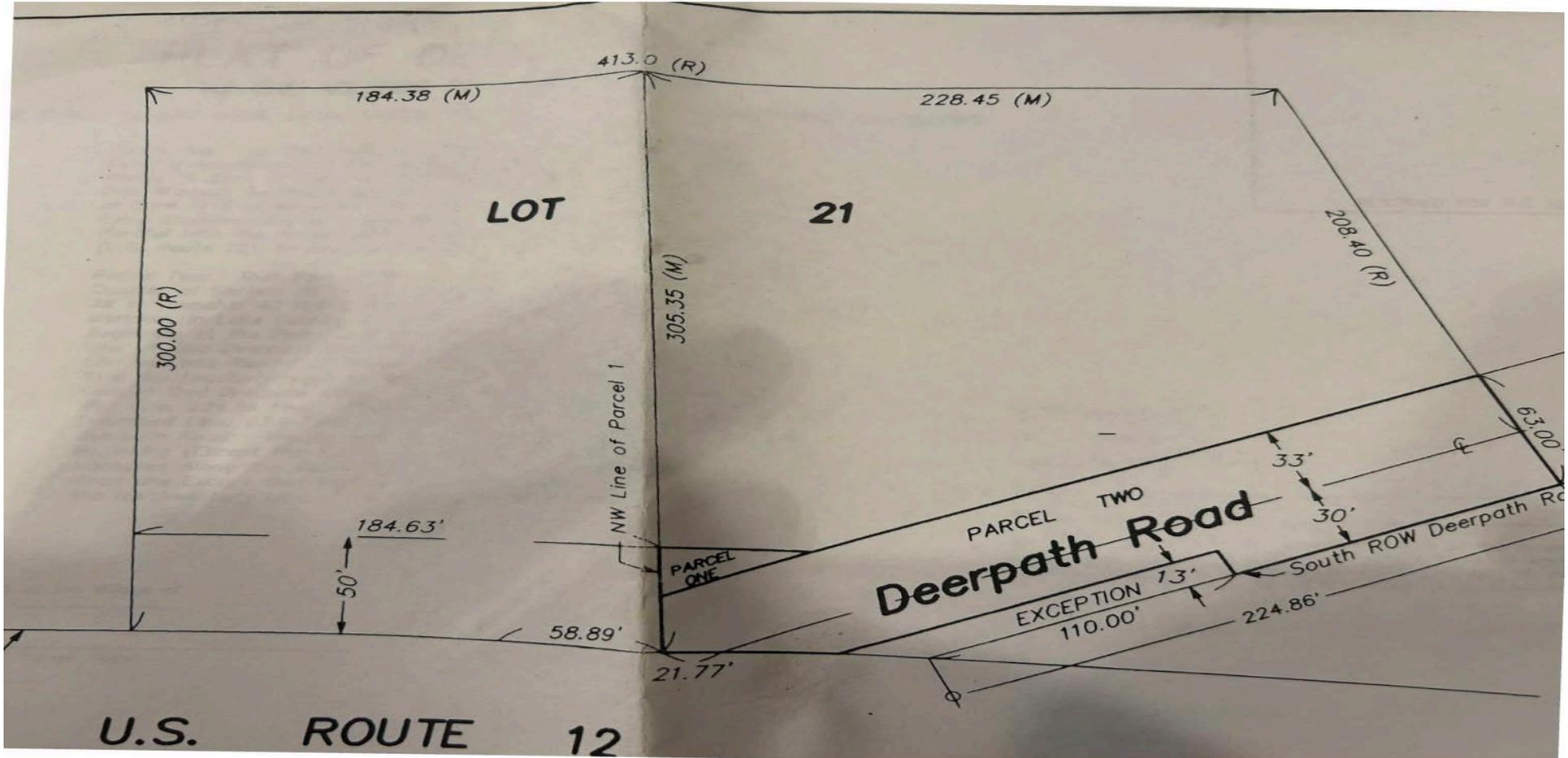
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Plat of Survey



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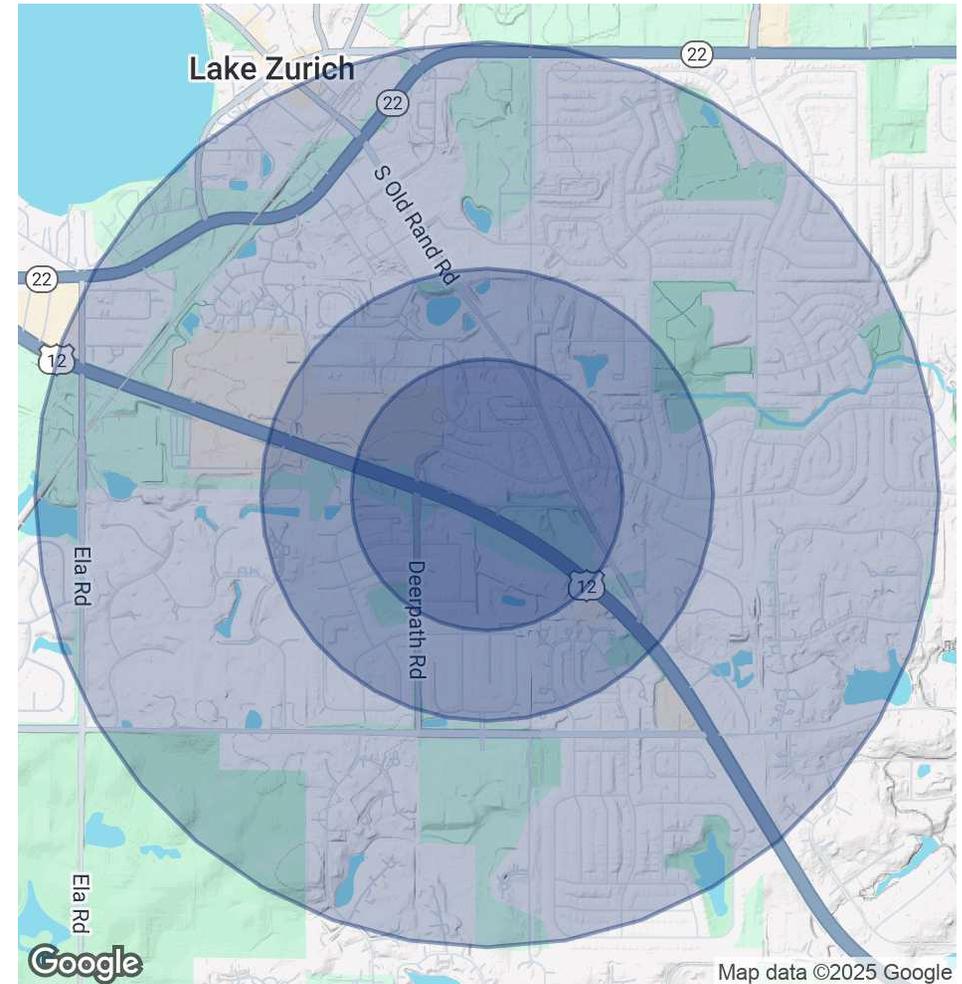
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	883	2,528	9,135
Average Age	42	41	41
Average Age (Male)	40	40	40
Average Age (Female)	43	42	42

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	324	892	3,226
# of Persons per HH	2.7	2.8	2.8
Average HH Income	\$174,841	\$193,253	\$180,758
Average House Value	\$523,603	\$543,750	\$507,554

Demographics data derived from AlphaMap



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