

## LAND FOR SALE

2.45 Acres

Retail Development Opportunity



## PROPERTY SPECIFICATIONS

**Description:** Land for Development

**Land Size:** 2.45 Acres

**Dimensions:** 330' x 320'

**Frontage:** 330' on Rte 47

**Possession:** Immediate

**Topography:** Flat

**Zoning:** B-3

**Real Estate Taxes:** \$91.48 (2022)

**Sale Price:** ~~\$400,000/\$3.75 PSF~~  
**\$295,000/\$2.76 PSF**

## PROPERTY OVERVIEW

### RETAIL DEVELOPMENT OPPORTUNITY

- Prime retail location along busy Route 47 corridor with good frontage
- Water is to the south near Jewel. Sewer is at the east property line
- Improved 4 lane intersection proposed with full curb cut on north end of property
- Shared access point with property to the north - adjacent owner will cooperate in shared expenses for road improvements
- New Jewel/Osco, Starbucks and Dunkin' Donuts just south of site
- PIN# 18-21-401-026

### LINDA KOST

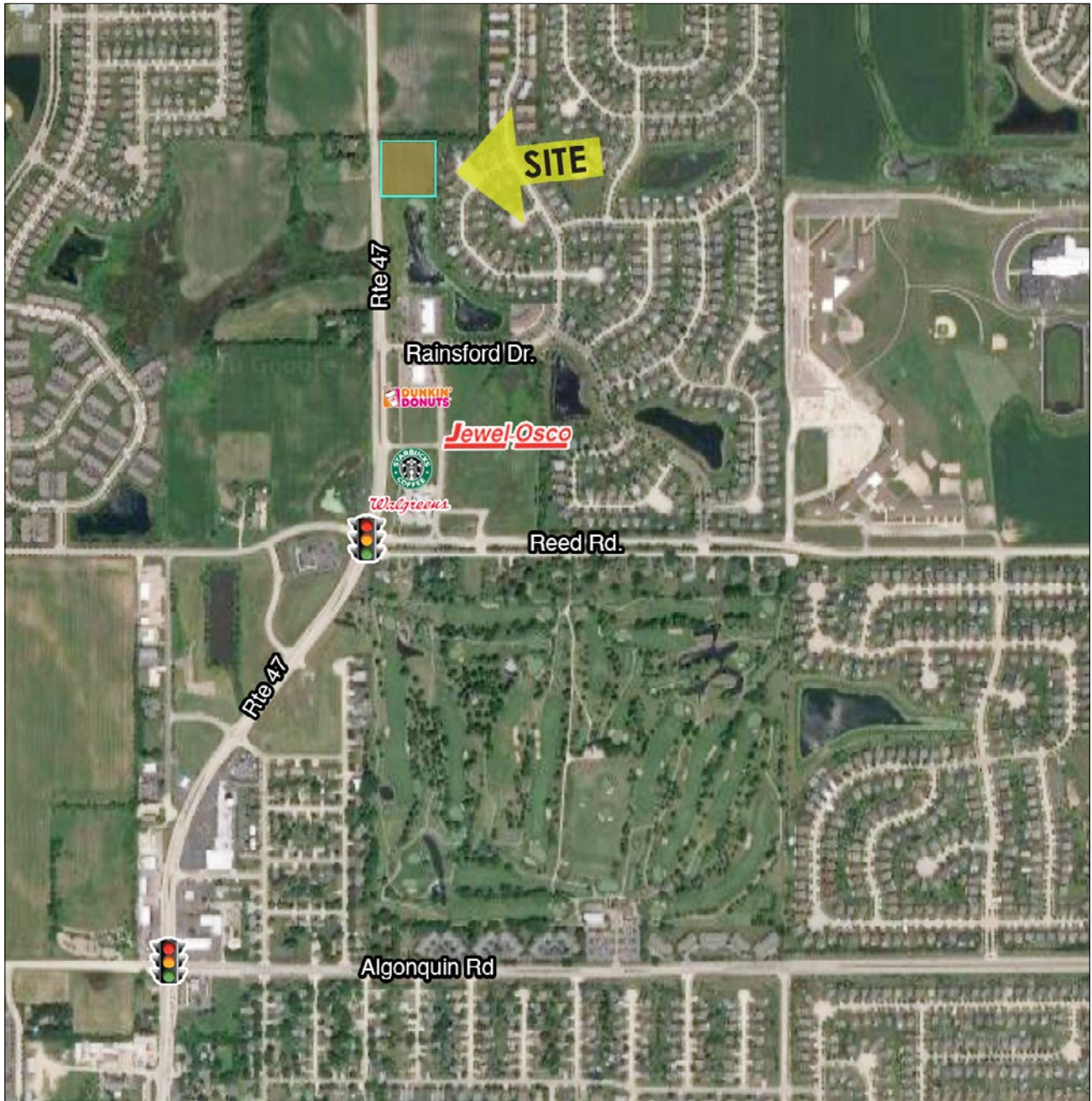
Senior Broker

847.910.8820

LKost@realtymetrix.com

Realty Metrix Commercial  
2390 Esplanade Drive, Suite 201  
Algonquin, IL 60102





**LINDA KOST**  
Senior Broker  
847.910.8820  
LKost@realtymetrix.com

Realty Metrix Commercial  
2390 Esplanade Drive, Suite 201  
Algonquin, IL 60102



RealtyMetrix  
Commercial