

# PROPOSED MULTI-FAMILY RESIDENTIAL

602 S MAIN STREET (SWC ROUTE 31 BYPASS / MAIN ST), ALGONQUIN, IL 60102

*FOR SALE*



## IDEAL FOR APARTMENTS / SENIOR HOUSING!



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## PROPERTY HIGHLIGHTS



### PROPERTY SPECIFICATIONS

OFFERING :	Proposed Multi-Family Residential Development
PRICING:	\$390,000
ACRES:	1.87 Acres
SITE: CONDITIONS	Unimproved
FRONTAGE:	600' (Route 31 Bypass)
DIVISIBLE:	No
ZONING:	O-T (Old Town) Village of Algonquin
UTILITIES:	Municipal Water & Sanitary
ACCESS:	Signalized Control Access
RE TAXES:	\$13,911 (2022)
IDEAL USES:	Apartments / Senior Housing

### Investment Highlights

- Village Support for Higher Density Multi-Family Development
  - Previously Proposed for 60 Unit Condominium Complex
- Easy Access to Randall Road, Route 31, Route 62, and Interstate I-90 (6.5 Miles to South)
- Located in Algonquin's Historic Old Town Business District / Restaurants & Retail Nearby
- Nearby Amenities Include Fox River, Prairie Bike Trail, Randall Road Retail Corridor



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AERIAL MAP



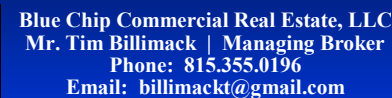
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# PLAT OF SURVEY



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*CONCEPTUAL PLAN*



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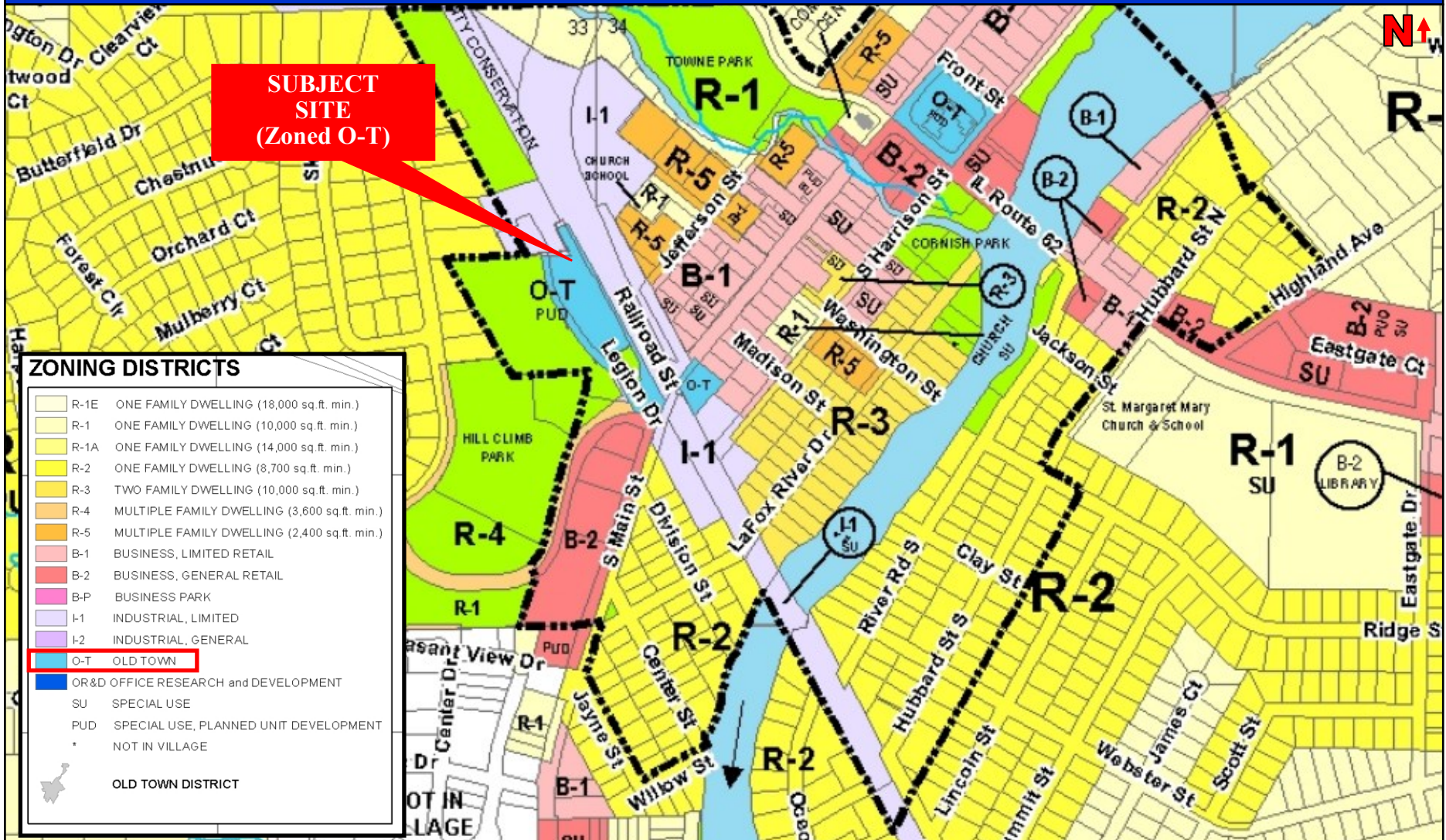
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## ZONING MAP



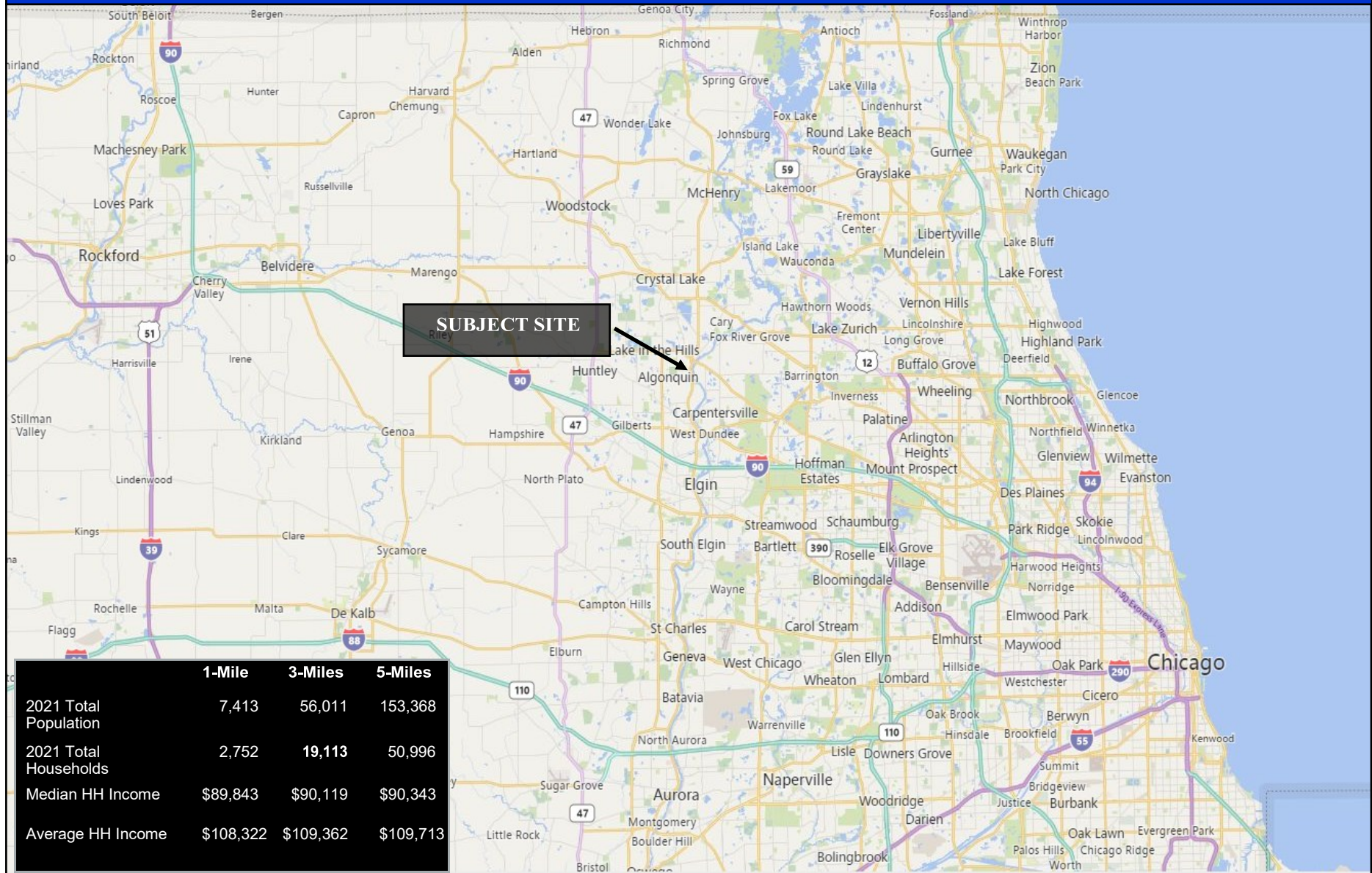
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## STREET MAP & DEMOGRAPHICS



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