

# **PROPOSED MULTI-FAMILY RESIDENTIAL 602 S MAIN STREET (SWC ROUTE 31 BYPASS / MAIN ST), ALGONQUIN, IL 60102**

## **FOR SALE**



# IDEAL FOR APARTMENTS / SENIOR HOUSING!



**Baird & Warner**  
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Blue Chip Commercial Real Estate, LLC  
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# PROPOSED MULTI-FAMILY RESIDENTIAL PROPERTY HIGHLIGHTS

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



## 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

## 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



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## *AERIAL MAP*



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## CONCEPTUAL PLAN



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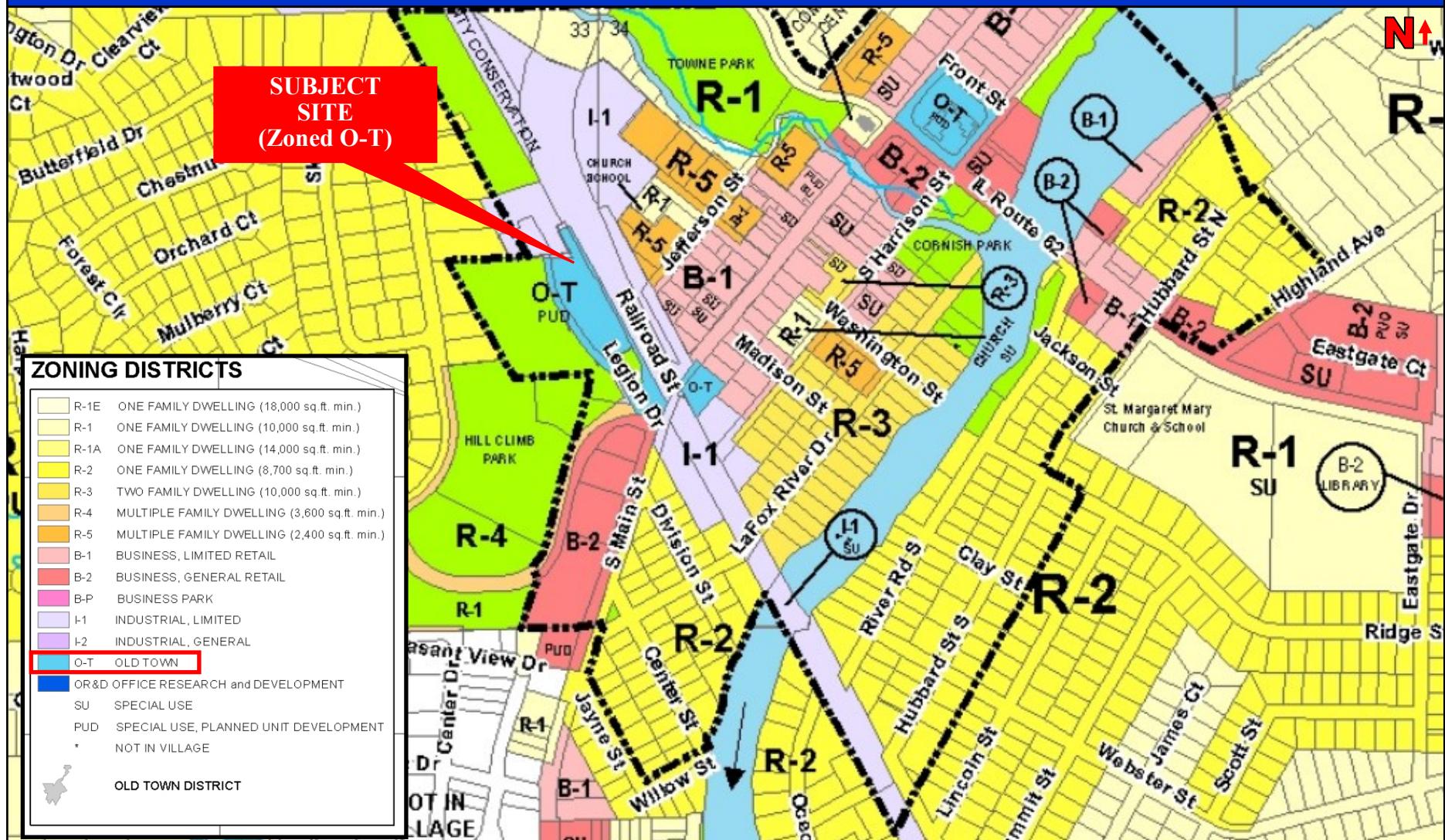


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## ZONING MAP



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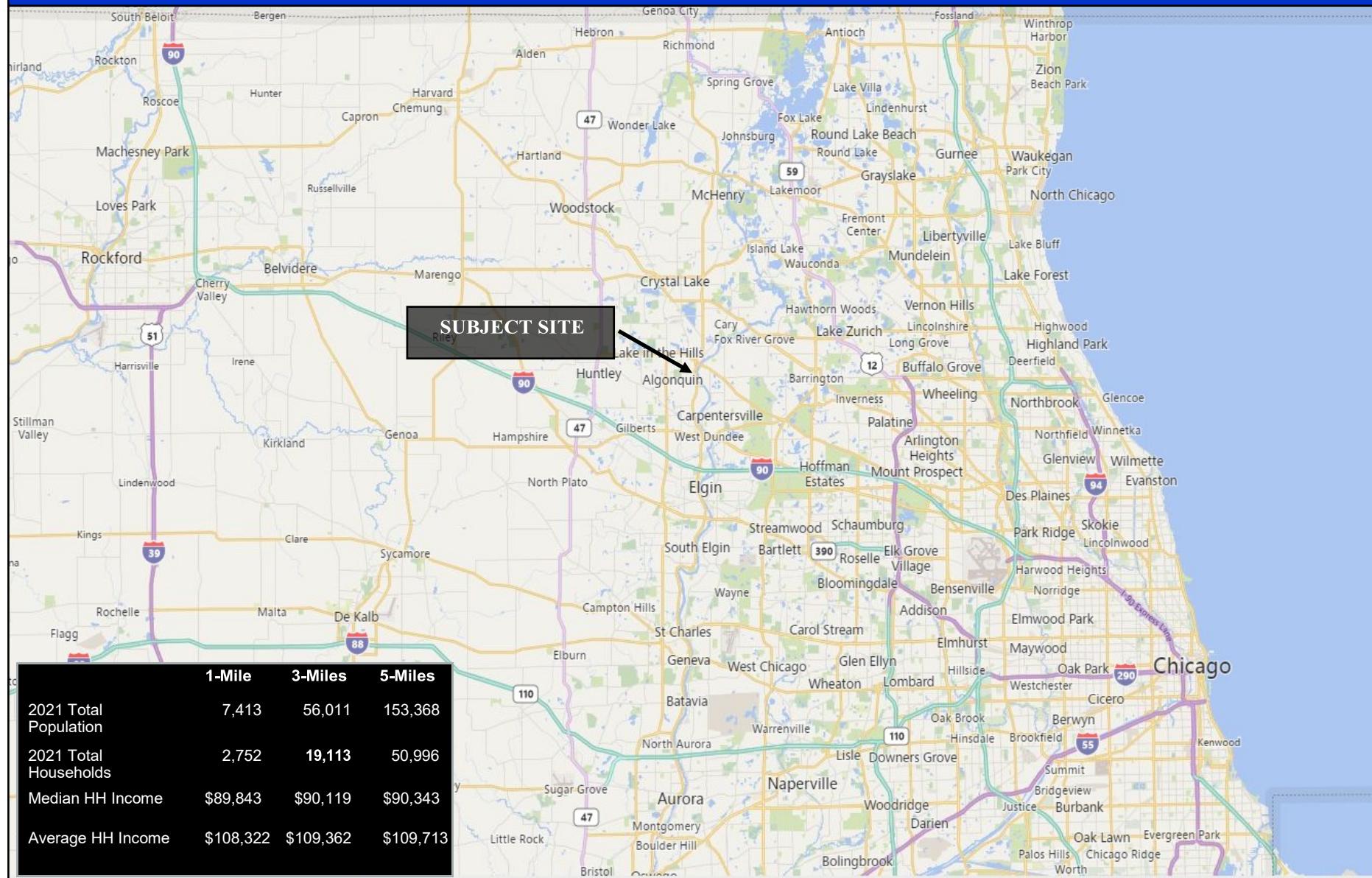


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## STREET MAP & DEMOGRAPHICS



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