

- Industrial
- Commercial
- Office
- Land
- Business

2200 W. Algonquin Road (Route 62)  
Lake in the Hills, IL 60156

## FOR SALE

### 6 Bay Car Wash or Potential Redevelopment 2,970 SF

Great location on busy Algonquin Road with monument signage visible from Randall Road. 6 bays include 4 self service, 2 auto service and 6 vacuums, (4 in front, 2 in rear). Dryers and trench drainage on auto bays. 501,600 BTU floor heater for concrete slab and 327,180 BTU "hot product" water heater. Real estate and equipment being sold "as-is". Equipment and expense report available upon request.



Loopnet: 19418392

MLS: (Bus) 09030524  
(Comm) 09030536

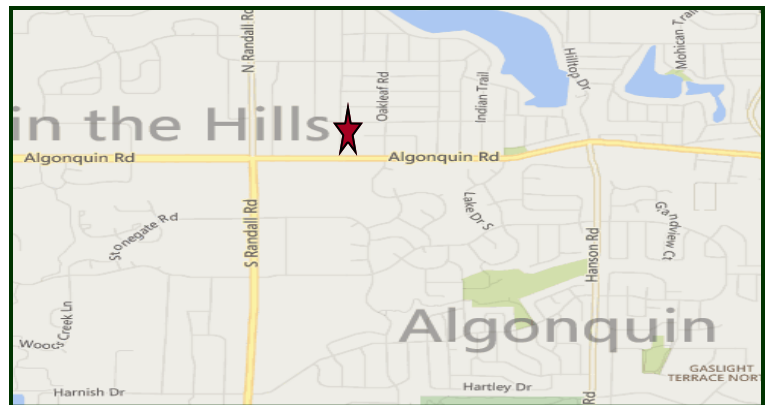
#### PROPERTY SPECIFICATIONS

Description:	Car Wash Business Assets w/Real Estate
Building Size:	2,970 SF
Land Size:	1 Acre (43,531 SF)
Year Built:	1989
HVAC System:	GFA/ Radiant Heat (Office)
Electric:	400 Amp ,480 V, 3 Phase
Drains:	Trench Drains in Auto Wash Bays
Washrooms:	1
Floors:	Concrete
Ceiling Height:	12'
Possession:	Negotiable
Bays:	(4) Self Serve (2) Auto
Sewer/Water:	City
Zoning:	B-3
Real Estate Taxes:	\$13,560.02 (2014)
Sale Price:	<b>\$399,000 (\$134.34 psf)</b>

Demographics	1 mile	3 miles	5 miles
Avg. HH Income	\$95,818	\$98,756	\$96,052
Population	12,722	59,023	161,108

#### TRAFFIC COUNTS:

Algonquin Rd. (Route 62) : **26,300** vehicles per day  
Randall Road: **43,700** vehicles per day



**Directions:** East on Algonquin (Route 62) from Randall Road. On Left .

PIN: 19-29-180-011

September 8, 2015

No warranty or representation is made as to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice. This document is for information purposes only. No offer of sub-agency is being made.

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