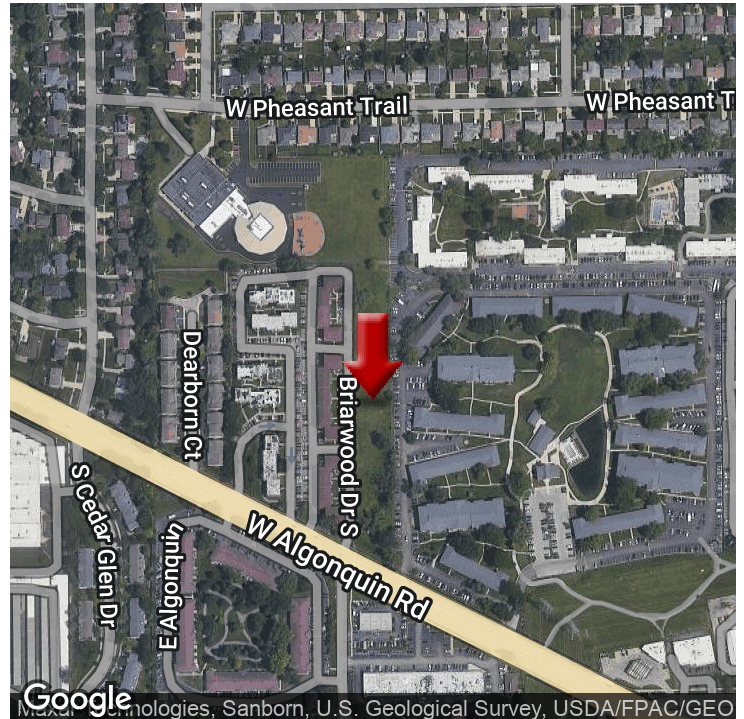


LAND FOR SALE

2040 W Algonquin Rd, Mount Prospect, IL 60056



OFFERING SUMMARY

SALE PRICE:	\$1,049,000
CAP RATE:	0
TAXES:	\$28,579
AVAILABLE SF:	
LOT SIZE:	86,121 SF
ZONING:	R-X
MARKET:	Mount Prospect
SUBMARKET:	Schaumburg - O'hare
PRICE / SF:	\$12.18

PROPERTY OVERVIEW

Keller Williams Commercial has been exclusively engaged to market a rare opportunity to develop 1.97 acres in Mount Prospect. The property is situated 117 Feet along Algonquin. The lot size is 104 feet wide and 819 feet long at its shortest. The property is currently zoned R X. The location nestled with other multifamily building. The property would improve greatly with R-4 zoning and building multifamily. Agent Owned. Taxes are \$15,912 for 2019

PROPERTY HIGHLIGHTS

- R-X Zoning
- Redevelopment
- Lighted Intersection
- In Between Other Multi-Family
- 104.4 x 871.8 (817) lot dimensions

KELLER WILLIAMS REALTY PARTNERS
700 Busse Highway
Park Ridge, IL 60068

DAVID PIOTROWSKI
Senior Commercial Broker
O: 773.349.4337
C: 847.630.0868
dpiotrowski@kw.com
IL #475.155906

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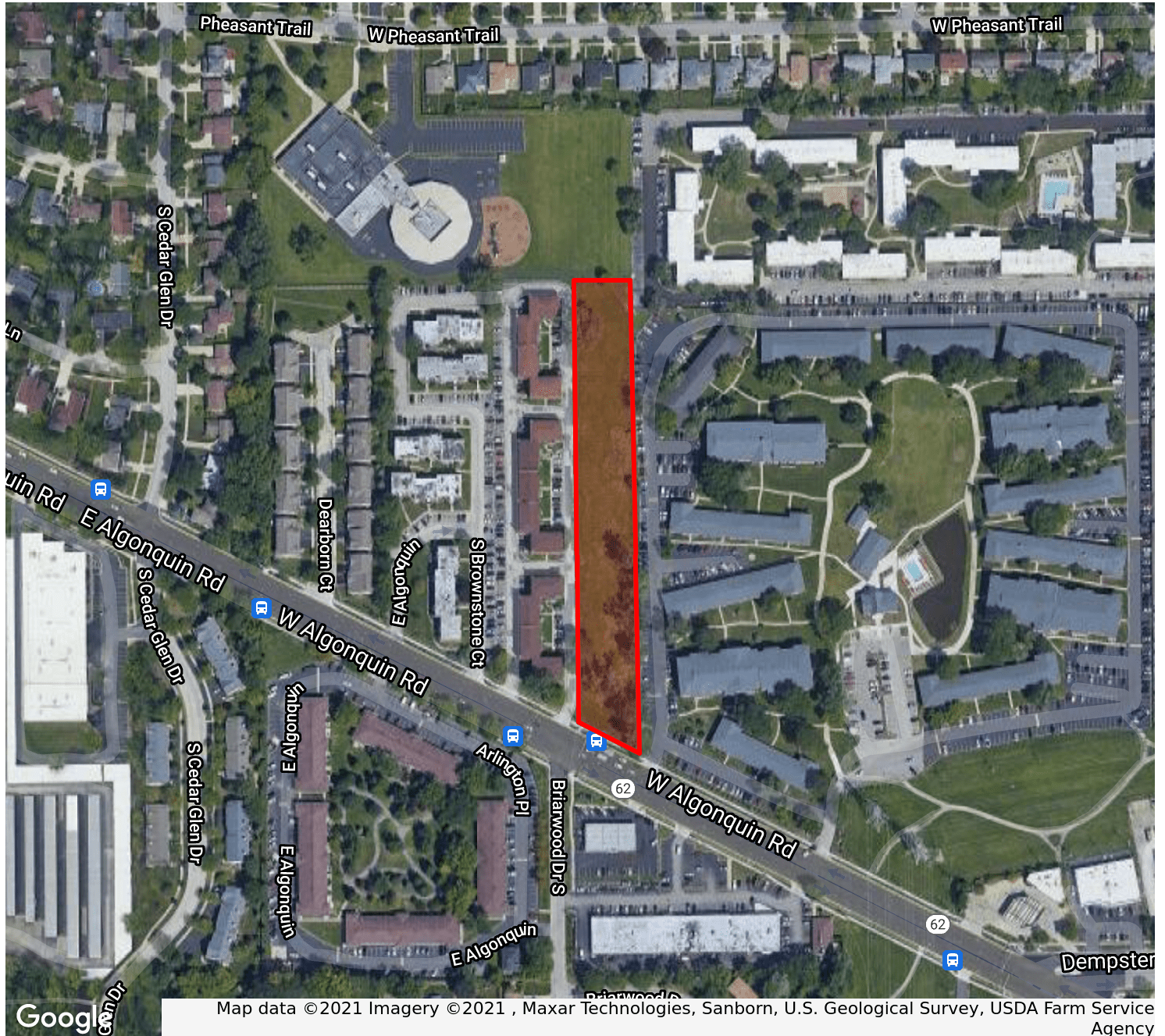
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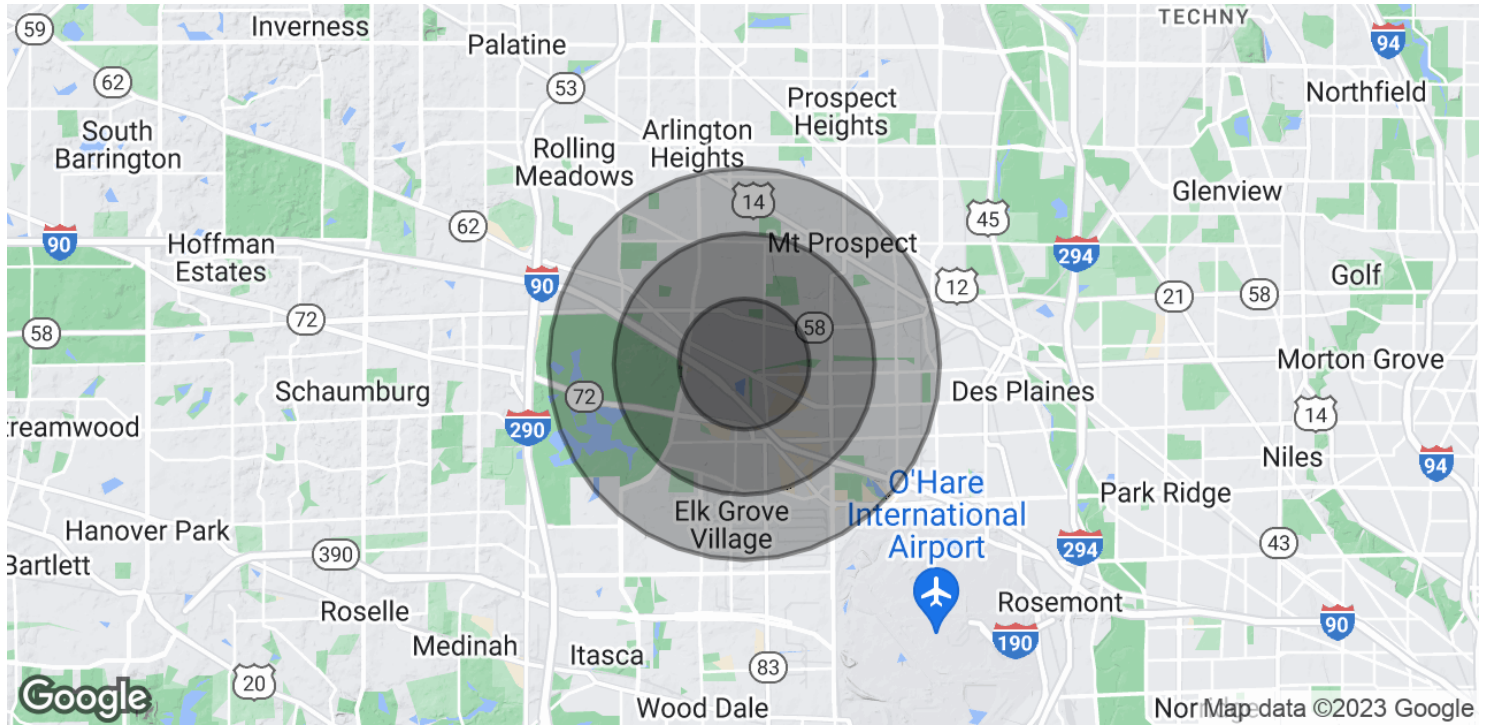
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POPULATION	1 MILE	2 MILES	3 MILES
Total Population	20,647	57,389	109,768
Average age	34.7	37.6	39.0
Average age (Male)	33.9	36.7	38.0
Average age (Female)	35.4	38.4	40.0
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total households	7,932	22,715	42,732
# of persons per HH	2.6	2.5	2.6
Average HH income	\$66,115	\$72,231	\$79,885
Average house value	\$319,605	\$328,182	\$319,908

* Demographic data derived from 2020 ACS - US Census

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dpiotrowski@kw.com

Direct: 773.349.4337 | Cell: 847.630.0868

IL #475.155906 // WI #94202-94

PROFESSIONAL BACKGROUND

David Piotrowski joined Keller Williams Realty Partners in 2018, later that same year joined KW Commercial, a division of Keller Williams Realty Partners. As part of KW Commercial David works with all types of commercial transactions including: acquisition, disposition, leasing and tenant representation. In today's ever-changing investment real estate market, David believes that it is imperative to be flexible and forward-thinking, and to work diligently and intelligently to consistently produce success. David's record demonstrates his ability to succeed and achieve extraordinary results for his clients under the most challenging of market conditions, through every cycle. His steadiness places him in an elite group of investment professionals who achieve optimal results for their clients through relationships with the largest pool of qualified investors available.

David's first foray into investing was helping his parents work on their apartment building which they exchanged into a Motel in Wisconsin. Then at the age of 24, purchased himself an apartment building and worked diligently to increase its value. David saw the worth in what he had done. He decided to educate himself more about real estate investing, and earned his Real Estate License in 2012. Next, he went to work with a national real estate company to help other investors in the multi-family space.

Since then, he has helped in leasing apartments, retail and office space. As well as, helping investors buy and/or sell apartments, office and retail properties in Illinois and Wisconsin. The most important duty for David is making sure investors are getting the most value out of their properties like he did.

Keller Williams Realty Partners

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847.685.8300

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