

FOR SALE

3 SOUTH OLD RAND ROAD
LAKE ZURICH, IL



\$900,000

MIXED-USE BUILDING FOR SALE

DEVELOPMENT OPPORTUNITY WITH POTENTIAL ASSEMBLAGE

Tony Lombardo / tony@psiproperties.com

Property Management | Leasing | Sales | Project & Construction Management | Consulting | Receivership
1530 E. Dundee Road, Suite 150 Palatine, Illinois 60074 | (847) 907-4311 | info@psiproperties.com

PSI is pleased to present 3 S. Old Rand Rd. in Lake Zurich, IL. The site currently consists of a 6,685 SF mixed-use building that sits on 8,149 SF of land. A single-tenant retail location is on the 1st floor, with apartments on the 2nd floor.

This site, located on the corner of S. Old Rand Rd. and Main St. is the keystone to a potential assemblage of 3.73 acres for development between multiple parcels, owned by 2 additional parties. These parcels can be developed into a number of property types; including high-end mixed-use, retail, and condominiums. The newly opened Somerset By The Lake apartments located across the street from the site are an indicator of the continued growth of downtown Lake Zurich, and the Village's longstanding reputation as one of the best Northwest Suburbs of Chicagoland to live and conduct business in.

SITE INFORMATION:

Address:	3 S. Old Rand Rd / 15 West Main St. Lake Zurich, IL 60047
Offering Price:	\$900,000
Lot Size:	8,149 SF
GLA:	6,685 SF
Year Built:	1967
Zoning:	B-2
Taxes:	\$13,192.06 (2018)

LOCATION FEATURES:

- 900 feet away from the lake & Lake Zurich Promenade
- 375 feet away from Breezewald Park
- 1/2 mile away from Regal Cinemas, Costco, Starbucks, The Home Depot & more
- Median Household Income of \$118,000 within a 1 mile radius
- Low Lake County RE taxes
- Lake Zurich voted #1 place to live for young families on NerdWallet.com in 2015

NOTE: PSI is the exclusive listing agent for the parcel highlighted in **BLUE**.
Each additional color represents separate owners of the contiguous and nearby parcels.



CONTIGUOUS ASSEMBLAGE: 1.37 acres
TOTAL ASSEMBLAGE: 3.73 acres