

AW Properties Global

A Woman Owned Small Business (WOSB)

Approximately .45 Acres Commercial Land in Elgin, IL



PROPERTY ADDRESS

338 South McLean Boulevard, Elgin, IL 60120

PROPERTY OVERVIEW

Former gas station site in great location, just off of Route 20. Building and tanks have been removed and NFR has been issued in 2017. This is a great development location. Road construction has been completed and the area is undergoing redevelopment.

Located on the Northwest corner of McLean Blvd. and Route 20.

PROPERTY HIGHLIGHTS

- Great location in redevelopment area
- NFR issued
- Property adjacent is available

OFFERING SUMMARY

Asking Price: \$399,900

Lot Size: Approx. .45 Acres

**Zoning: Area Business/
Arterial Road Corridor
Overlay District (ARC)**

2017 Taxes: \$7,737.28

PIN: 0622176005

Traffic Count: 19,800 VPD

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