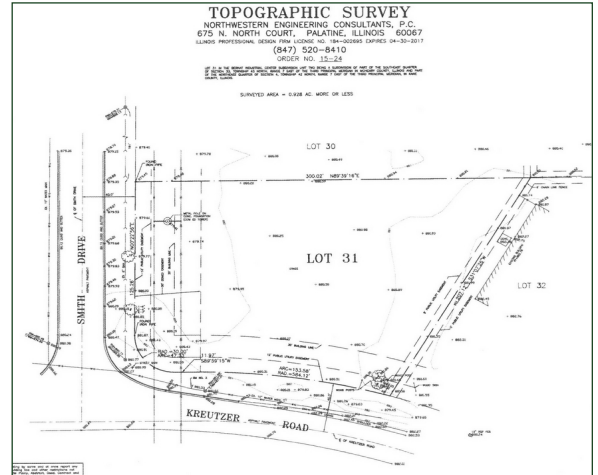


# LOT 31 SMITH DRIVE HUNTLEY, IL 60142

# FOR SALE

MLS #11356446

September 26, 2022



## OFFICE / INDUSTRIAL LAND 0.93 ACRES - ±2 ACRES

## \$225,000 (\$5.56 psf)

### DESCRIPTION

### SPECIFICATIONS

**OFFICE / INDUSTRIAL LAND**  
**.93 AC up to ±2 Acres**

Description	Office / Industrial Land
Land Size	.93 Acres (40,511 SF) Adjacent Lot 1.03 AC total ±2 Acres
Topography	Flat
Environmental Status	TBD
Utilities	Nearby
Sewer/Water	City
Frontage Dimensions	326'
Zoning	M1
Real Estate Taxes	\$4,460. (2021)
PIN Number	18-33-453-010

Corner parcel on Kreutzer Road and Smith Drive (future signal) zoned for office/industrial/manufacturing just under 1 acre. This parcel is flat and ready to be developed. All utilities nearby. Owner is an architect and can assist with plans.

The adjacent parcel is also for sale (MLS#10101903) combined for almost 2 acres with great visibility.

Close to the I-90 interchange and just down the street from busy Route 47 shopping. This is an ideal spot to build your corporate headquarters, office/warehouse/retail condos or income property.

### DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	2,816	34,229	87,259
Avg Household Income	\$88,477	\$111,208	\$123,424
Daily Traffic Counts: 8,750 (Kreutzer Rd) / 24,900 (Route 47)			

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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**KEVIN KAPLAN**  
Senior Broker  
Office: 847-854-2300 Ext 13  
Cell: 309-261-0920

[KevinK@PremierCommercialRealty.com](mailto:KevinK@PremierCommercialRealty.com)

9225 S. IL Route 31  
Lake in the Hills, IL 60156  
[www.PremierCommercialRealty.com](http://www.PremierCommercialRealty.com)  
Office: 847-854-2300 | Fax: 847-854-2380

**BRUCE KAPLAN**  
Senior Broker  
Office: 847-854-2300 Ext 20  
Cell: 847-507-1759

[BruceK@PremierCommercialRealty.com](mailto:BruceK@PremierCommercialRealty.com)

