

0 Ruth Road (NWC Ruth and Kiley Dr.)

Huntley, IL 60142

For Sale

MLS #12258953

LAND



LAND

3.86 ACRES

\$832,300

(\$4.95 PSF)

SUB-DIVIDABLE CORNER LOT:

3.86 Acres (168,141 SF) sub-dividable corner lot, located at the NWC of Ruth Road and Kiley Drive in Huntley for sale at \$4.95 psf. Currently zoned Office, but eligible for zoning change to Industrial. Parcel has 568' frontage on Ruth Road and 296' of frontage on Kiley Drive. Parcel is within walking distance of the public library and Huntley Village Hall.

Solid mix of retail, industrial and office businesses in this emerging Huntley area.
3,500 VPD on Ruth Road.

Demographics	1 Mile	3 Miles	5 Miles
Total Population	8,395	46,931	98,373
Average HH Income	\$159,415	\$154,028	\$149,280

Specifications

Description:	Commercial Land
Land Size:	3.86 Acres (168,141 SF)
Topography:	Level
Environmental Status:	Clean
Utilities:	To Site
Sewer/Water:	City
Frontage Dimensions:	568' on Ruth Rd. 296' on Kiley Dr.
Zoning:	Office
Taxes:	\$127.66 (2023)
PIN #:	18-28-477-013

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