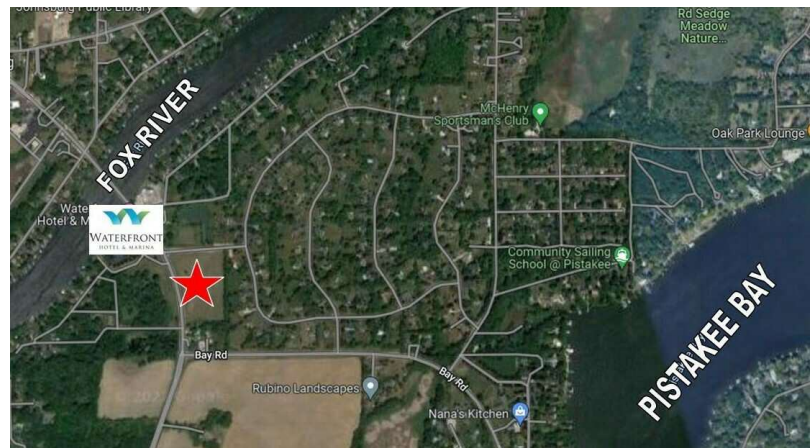


3114, 3204, 3212 Chapel Hill Rd.
Johnsburg, IL 60051

For Sale

MLS #11842227

LAND



COMMERCIAL LAND 1-6 ACRES

PRICE REDUCED \$80,600 / ACRE

COMMERCIAL LAND
1 AC - 6 ACRES (7 ac possible)

Price reduced. Vacant commercial land very close to the popular Fox River and Pistakee Bay boating community and Chapel Hill Golf Club.

Zoned B1, ideal for retail, specialty, entertainment use serving the local community and beyond. Just south of the river and several dining and entertainment venues.

Available parcels range from 1,4,5 contiguous acres. Another acre parcel (listed separately) can be purchased in order to achieve 7 contiguous acres.

Price Breakdown:

3212 (4 AC): \$322,400	2024 Taxes: \$6,794.16
3212 & 3204 (5 AC): \$403,000	2024 Taxes: \$2,264.72 (3204)
3114 (1 AC): \$80,600	2024 Taxes: \$2,208.98

Specifications

Land Size:	6 Acres
Topography:	Flat
Environmental Status:	TBA
Utilities:	Nearby
Sewer/Water:	Well & Septic Required
Frontage Dimensions:	327' / 105' / 135'
Zoning:	B1
Taxes:	see description
PIN #:	10-18-356-001, 002, 005

Demographics	1 Mile	3 Miles	5 Miles
Total Population	2,789	25,496	66,223
Average HH Income	\$109,859	\$98,868	\$92,759

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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.



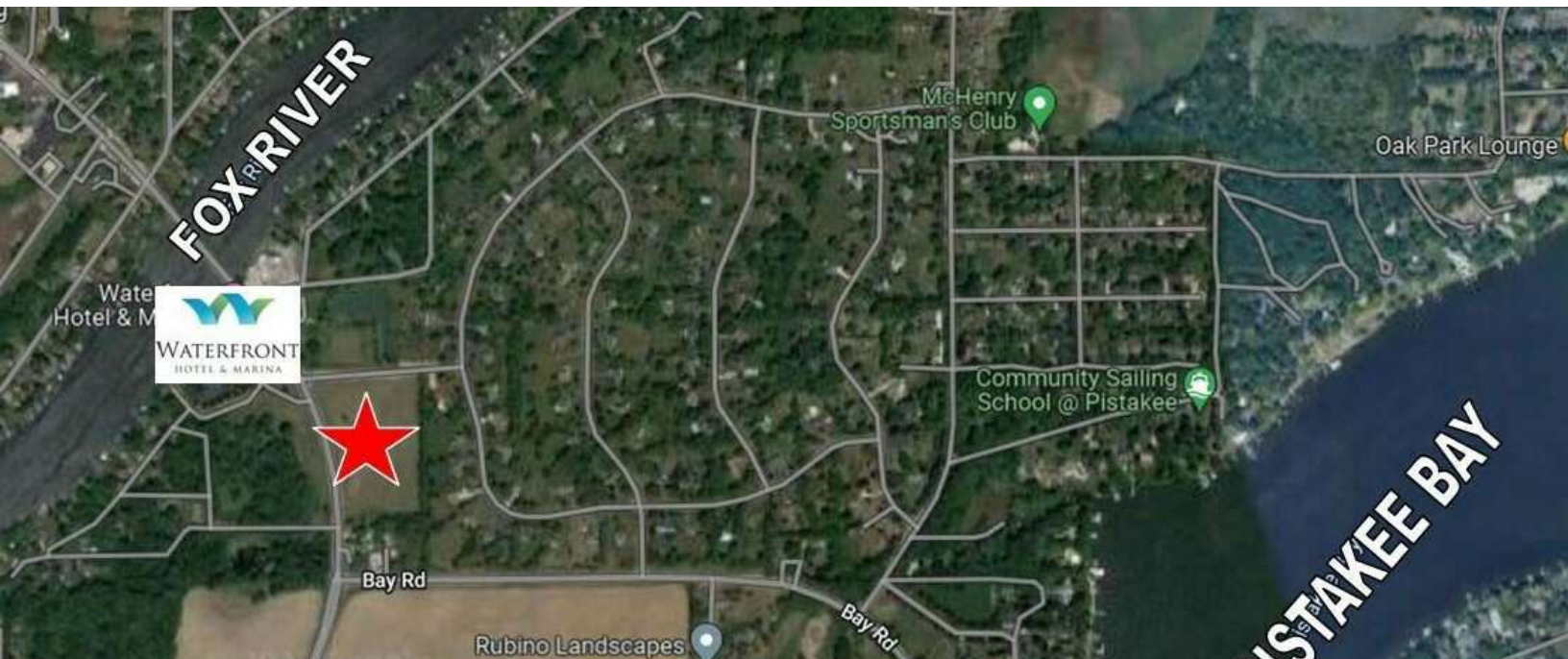
www.PremierCommercialRealty.com | 847.854.2300 | 9225 S. Route 31, Lake in the Hills, IL 60156

Senior Broker
Michael Deacon
MichaelD@PremierCommercialRealty.com
O: 847.854.2300 x28 C: 815.814.6500

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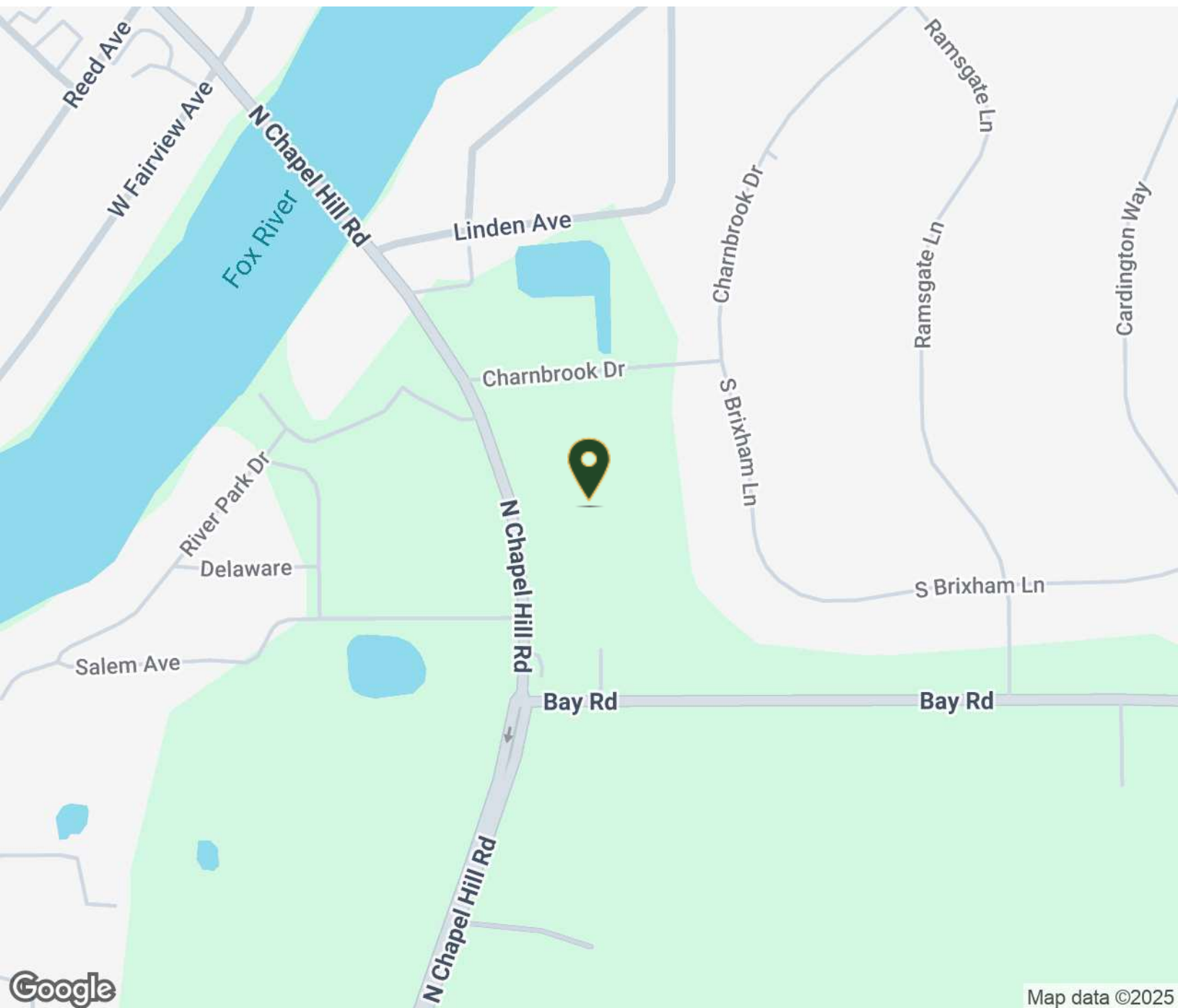
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