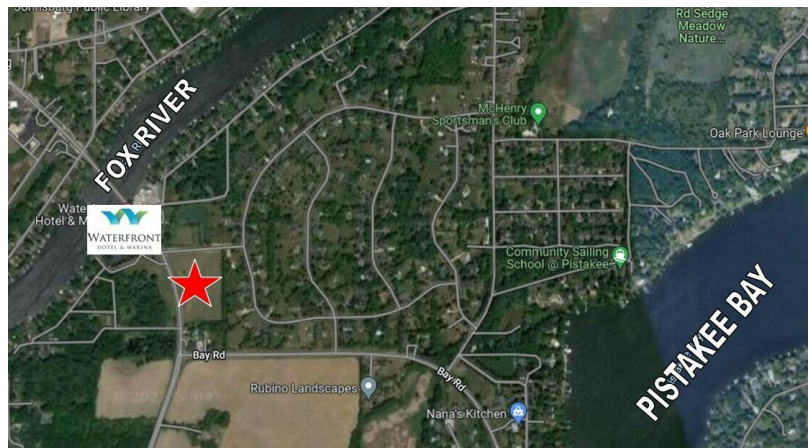


3114, 3204, 3212 Chapel Hill Rd.
 Johnsburg, IL 60051

For Sale

MLS #11842227

LAND



COMMERCIAL LAND 1-6 ACRES

PRICE REDUCED \$80,600 / ACRE

Property Description

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	2025 Taxes: \$7,012.96
3212 & 3204 (5 AC): \$403,000	2025 Taxes: \$2,337.64 (7,012.96)
3114 (1 AC): \$80,600	2025 Taxes: \$2,280.12

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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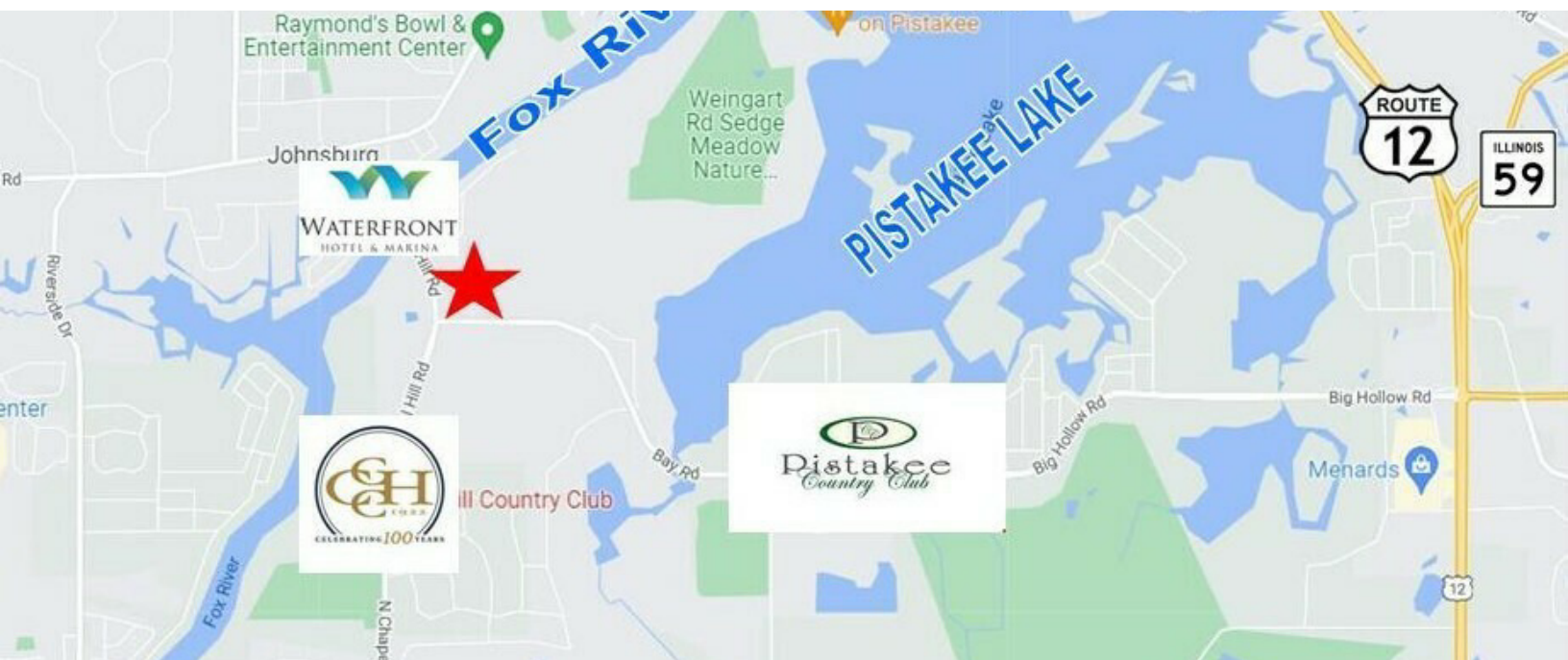
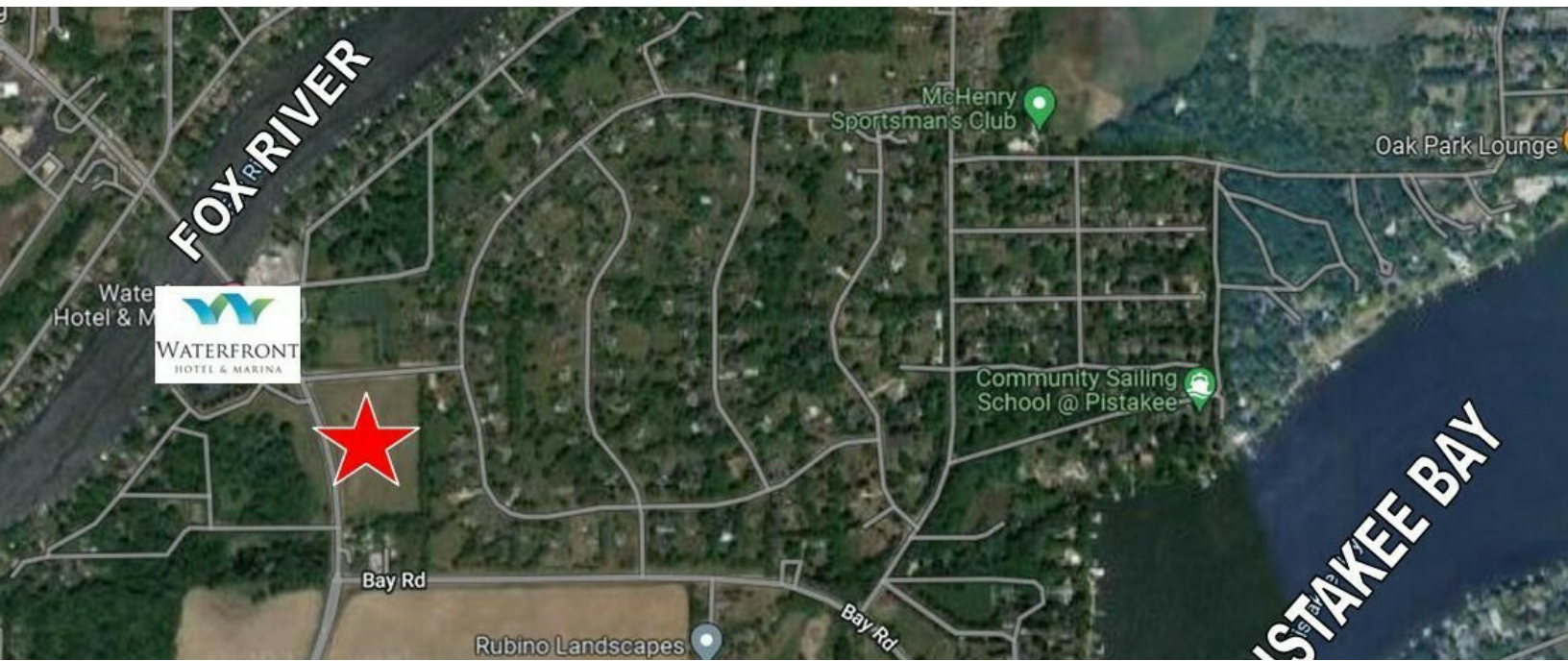


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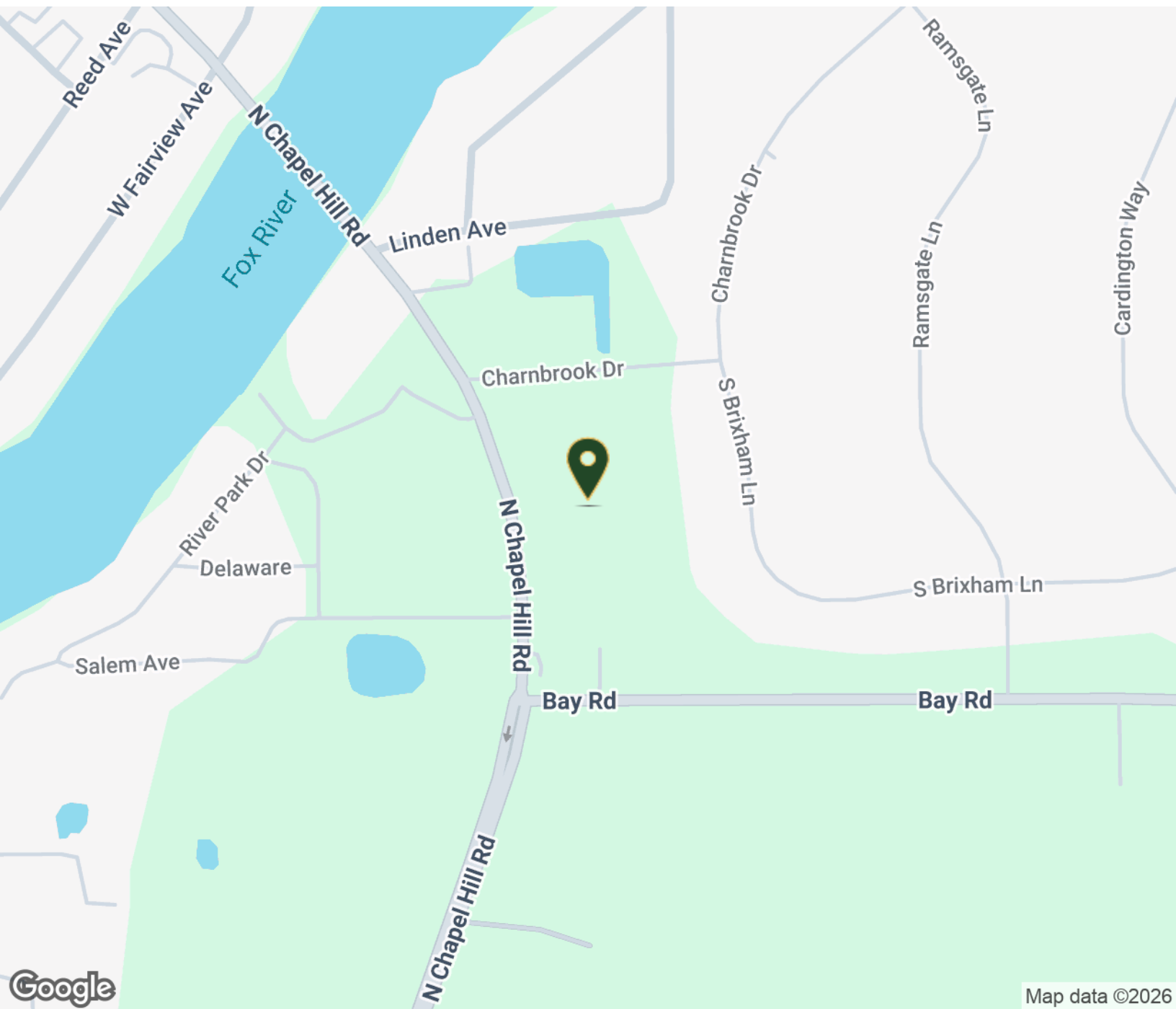


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