

- Industrial
- Commercial
- Office
- Land
- Business

Lot 66, Prospect Street  
Marengo, IL 60152  
5.5 Acres

## FOR SALE

### Vacant Land 5.5 Acres

Located between Route 176 and Route 20 (Grant Highway) in Marengo Business Park. 357' of frontage along Prospect Street, zoned manufacturing. Excellent opportunity for warehouse/distribution business, especially with future I-90/Route 23 interchange opening in 2020. Visit Premier Commercial Realty website to see more listings.

MLS: 10094747

#### PROPERTY SPECIFICATIONS

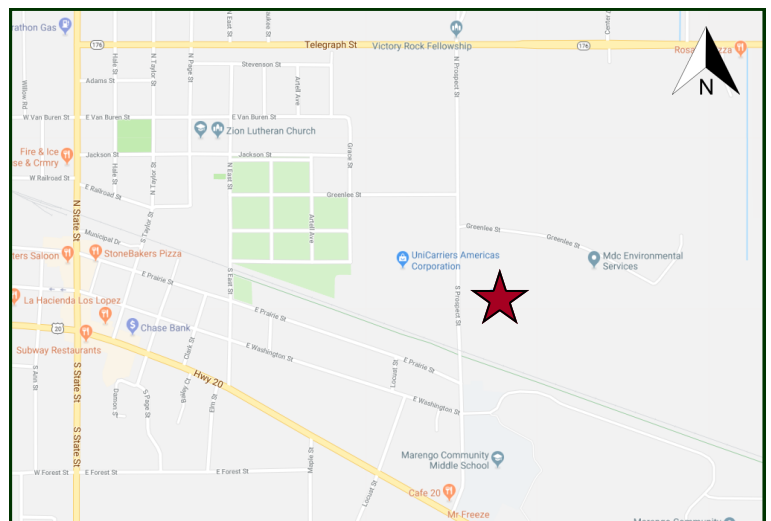
|                       |                               |
|-----------------------|-------------------------------|
| Description:          | Multiple Opportunities        |
| Land Size:            | 5.5 Acres                     |
| Possession:           | Closing                       |
| Topography:           | Level/Wooded                  |
| Environmental Status: | Unknown                       |
| Utilities:            | To site                       |
| Sewer/Water:          | At street                     |
| Frontage Dimensions:  | 357'                          |
| Zoning:               | (M) Manufacturing             |
| Real Estate Taxes:    | \$3,148 (2017)                |
| Sale Price:           | <b>\$375,000 (\$1.56 psf)</b> |

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| Demographics   | 1 mile   | 3 miles  | 5 miles  |
|----------------|----------|----------|----------|
| Avg. HH Income | \$62,692 | \$66,489 | \$71,705 |
| Population     | 4,388    | 9,575    | 12,186   |

**TRAFFIC COUNTS:** 4,900 VPD on Prospect Street



**Directions:** West on Route 176 or Route 20 (Grant Highway) to Prospect Street.  
**PIN:** 11-36-276-001

September 26, 2018

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TO VISIT OUR WEBSITE

[www.PremierCommercialRealty.com](http://www.PremierCommercialRealty.com)