

- Industrial
- Commercial
- Office
- Land
- Business

## FOR SALE

### VACANT LAND 2 Acres

Price Reduced. B-1 PUD zoned 2 acre commercial corner. 335' on Huntley Road, 260' on Bard Road. Water and sewer to site. Surrounded by 7.3 acre site that may also be for sale for a larger project. Bank owned. Only \$2.07 psf. Visit Premier Commercial Realty website to see more listings.

Demographics	1 mile	3 miles	5 miles
Avg. HH Income	\$101,377	\$89,875	\$93,463
Population	8,089	58,037	112,357

#### PROPERTY SPECIFICATIONS

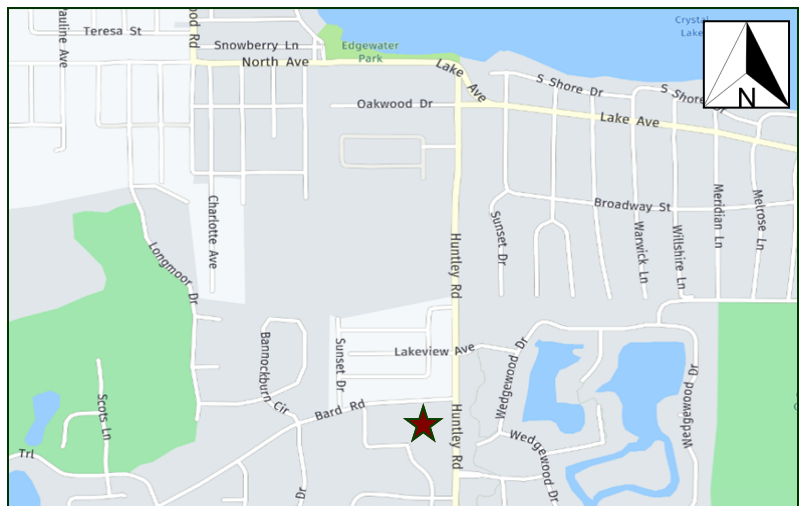
Description:	Soft commercial corner
Land Size:	2 acres (87,120 SF)
Possession:	Negotiable
Topography:	Level
Environmental Status:	To be assessed
Utilities:	Nearby
Sewer: City	Water: City
Frontage Dimensions:	335' Huntley Rd./ 260' Bard Rd.
Zoning:	B-1 PUD
Real Estate Taxes:	\$5,083.92 (2019)
Sale Price:	<del>\$300,000</del> <b>\$180,000 (\$2.07 psf)</b>

*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.*



**PRICE REDUCED**

MLS: 08233552



**Directions:** Route 14 to Dole Ave. West on Dole to Lake Ave., west on Lake to Huntley. South on Huntley Rd. to SWC Huntley and Bard.

PIN: 18-12-176-006

June 18, 2020

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TO VISIT OUR WEBSITE](http://www.PremierCommercialRealty.com)

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