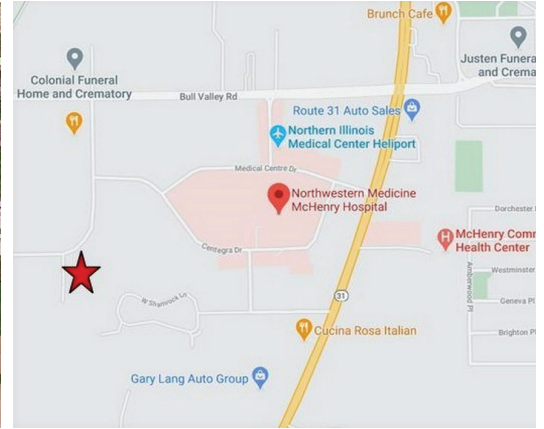


LOTS 48-53 RIDGEVIEW DRIVE MCHENRY, IL 60050

FOR SALE

MLS #09103773

June 17, 2021



INDUSTRIAL LAND — 4.1 ACRES

PRICE REDUCED
~~\$495,000~~ **\$239,000 (\$1.34 psf)**

DESCRIPTION

4.1 ACRES INDUSTRIAL SITE HUGE PRICE REDUCTION

Ready to build in McHenry County's premier Inland Industrial Park. City water and sewer to site. Level lot with off-site retention. Low, low taxes after being reduced in 2019 due to property use as Agricultural. Sale price reduced to only \$1.34 psf. Easy access to Route 31.

SPECIFICATIONS

Description	Industrial Building Site
Land Size	4.1 Acres (178,596 SF)
Topography	Flat
Environmental Status	TBD
Utilities	To Site
Sewer/Water	City
Frontage Dimensions	522'
Zoning	Industrial
Real Estate Taxes	\$181.54 (2020)
Association Dues	\$1,597.75
PIN Number	14-03-460-001, 002, 003, 004, 005

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	3,934	29,773	64,900
Avg Household Income	\$95,377	\$97,019	\$105,879
Daily Traffic Counts: 6,150 (Ridgeview Dr) / 13,200 (Bull Valley Rd)			

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.



- Industrial
- Commercial
- Office
- Land
- Business

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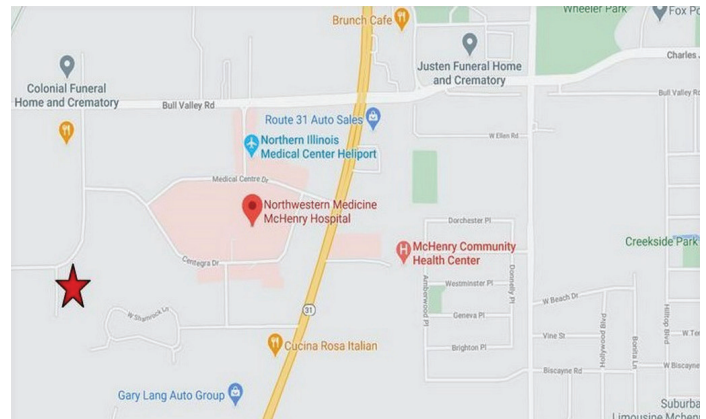
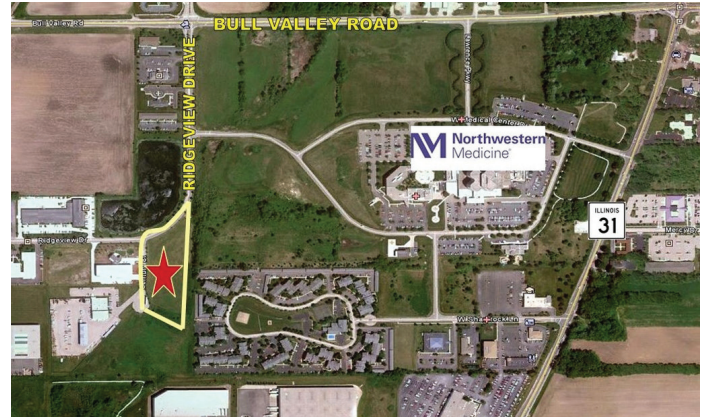
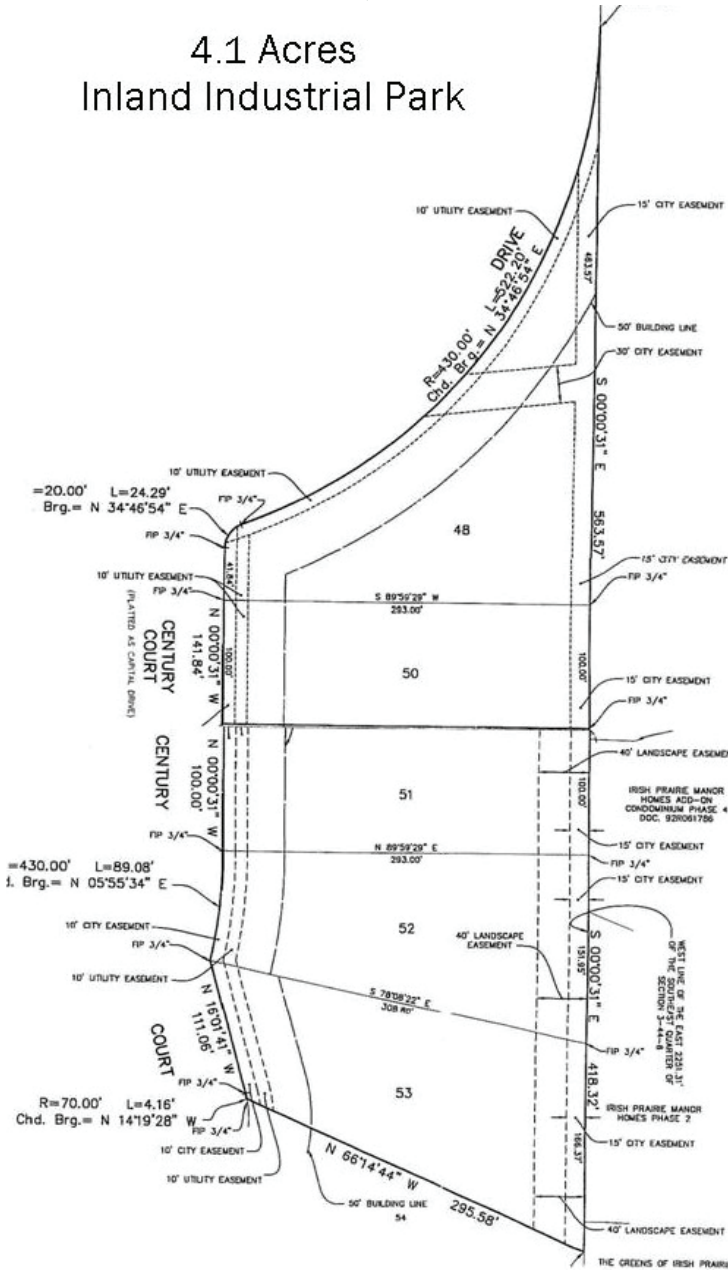
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LOTS 48-53 RIDGEVIEW DRIVE MCHENRY, IL 60050

FOR SALE

PLAT OF SURVEY

4.1 Acres
Inland Industrial Park



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