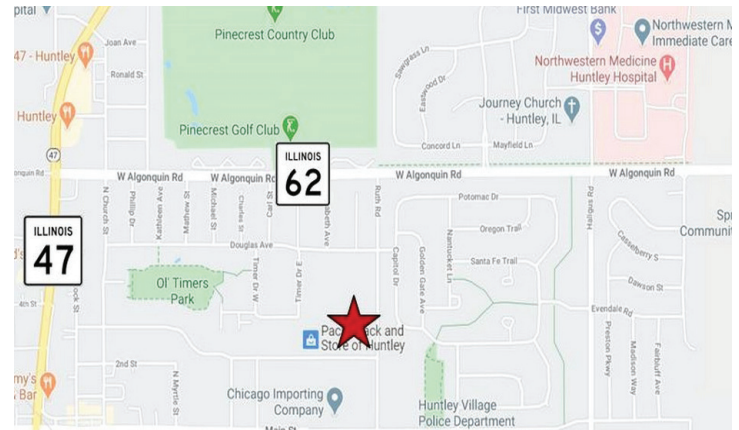


# 0 RUTH ROAD HUNTLEY, IL 60142

# FOR SALE

MLS #10828648

June 17, 2021



## LAND — 3.86 ACRES

## \$899,500 (\$5.35 psf)

### DESCRIPTION

#### Sub-Dividable Corner Lot

3.86 Acres (168,141 SF) sub-dividable corner lot, located at the NWC of Ruth Road and Kiley Drive in Huntley for sale at \$5.35 psf. Currently zoned Office, but eligible for zoning change to Industrial. Parcel has 568' frontage on Ruth Road and 296' of frontage on Kiley Drive. Parcel is within walking distance of the public library and Huntley Village Hall. Solid mix of retail, industrial and office businesses in this emerging Huntley area.

### DEMOGRAPHICS

|                                            | 1 Mile    | 3 Miles   | 5 Miles   |
|--------------------------------------------|-----------|-----------|-----------|
| Population                                 | 7,353     | 44,851    | 94,491    |
| Avg Household Income                       | \$123,224 | \$125,136 | \$122,468 |
| Daily Traffic Counts: 3,800 vpd (Ruth Rd.) |           |           |           |

### SPECIFICATIONS

| Description          | Commercial Land         |
|----------------------|-------------------------|
| Land Size            | 3.86 Acres (168,141 SF) |
| Topography           | Level                   |
| Environmental Status | Clean                   |
| Utilities            | To Site                 |
| Sewer/Water          | City                    |
| Frontage             | 568' on Ruth Rd.        |
| Dimensions           | 296' on Kiley Dr.       |
| Zoning               | Office                  |
| Real Estate Taxes    | \$100.36 (2020)         |
| Possession           | Closing                 |
| PIN Number           | 18-28-477-013           |

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.

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