

0 SMITH DRIVE, LOT 30 HUNTLEY, IL 60142

FOR SALE

MLS #10101903

June 1, 2022



OFFICE / INDUSTRIAL LAND 1.03 ACRES (UP TO ± 2 ACRES)

\$247,995 (\$5.50 psf)

DESCRIPTION

SPECIFICATIONS

OFFICE / INDUSTRIAL LAND 1.03 Acres up to ±2 Acres

Rare 1.03 acre industrial lot with offsite detention. Flat and cleared, ready to build! This type of lot is hard to find. Zoned M-1 and near the very visible corner of Kreutzer and Smith. All utilities nearby.

The adjacent parcel is also for sale (MLS#11356446) combined for almost 2 acres with great visibility.

Close to the I-90 interchange and just down the street from busy Route 47 shopping. This is an ideal spot to build your corporate headquarters, office/warehouse/retail condos or income property.

Description	Industrial Land
Land Size	1.03 Acres (45,090 SF) Adjacent Lot .93 AC total ± 2 Acres
Topography	Flat
Environmental Status	TBD
Utilities	Nearby
Sewer/Water	City
Frontage Dimensions	150'
Zoning	M1
Real Estate Taxes	\$3,172.60 (2021)
PIN Number	18-33-453-009

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	2,816	34,229	87,259
Avg Household Income	\$88,477	\$111,208	\$123,424
Daily Traffic Counts: 8,750 (Kreutzer Rd) / 24,900 (Route 47)			

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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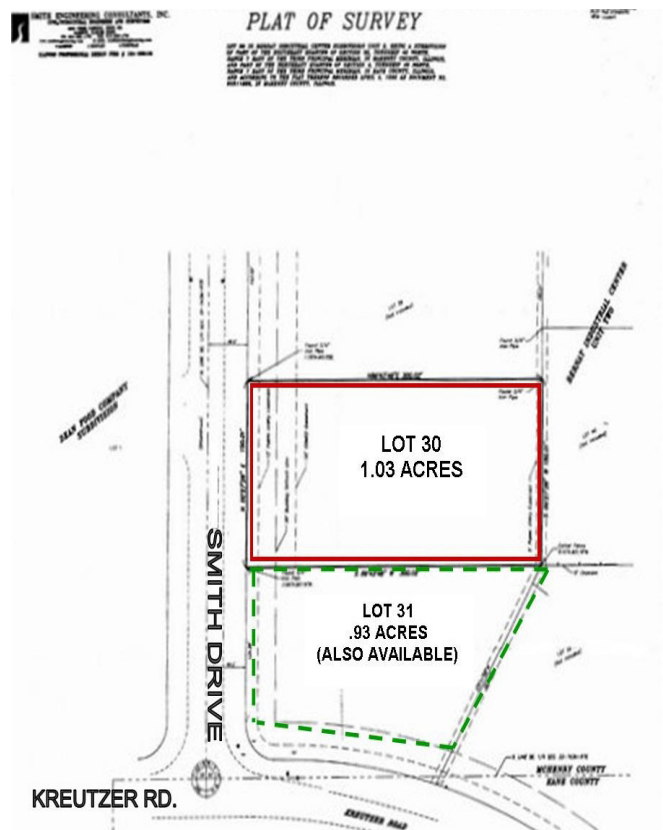
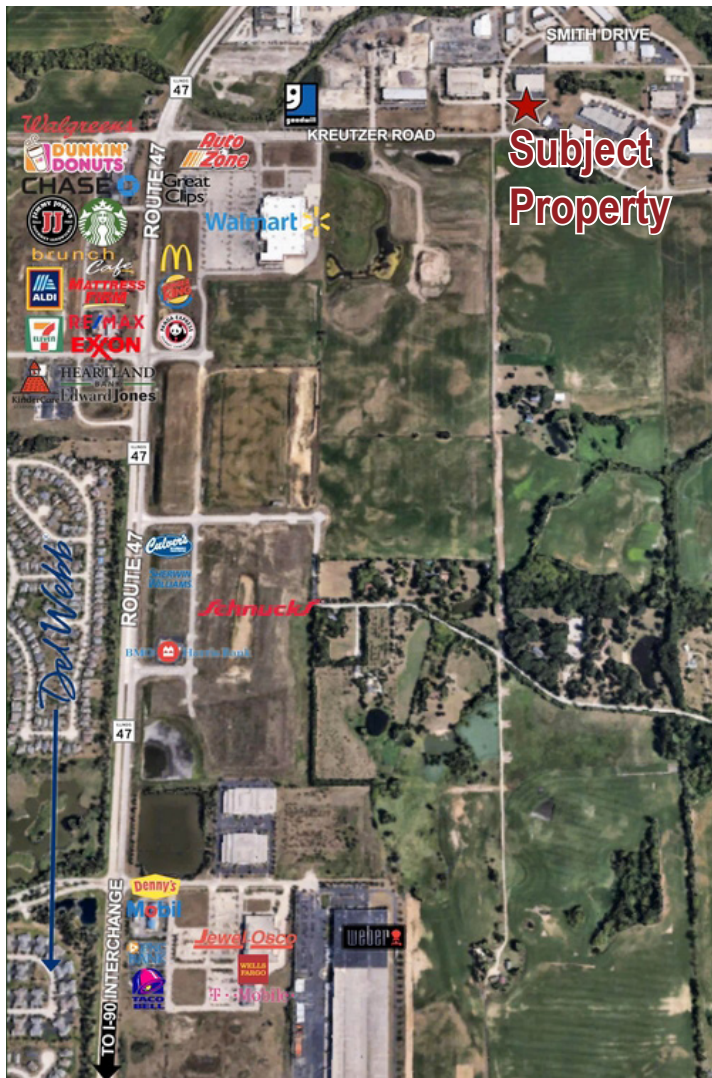
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