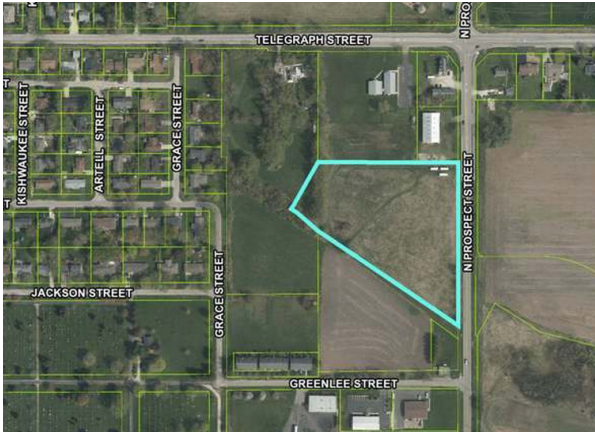


LOT 2 PROSPECT STREET MARENGO, IL 60152

FOR SALE

MLS #10040493

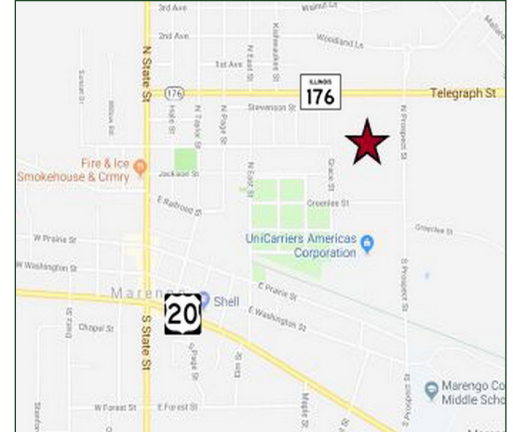
July 26, 2022



Aerial



Plat Map



Map

COMMERCIAL LAND • 5.6 ACRES

PRICE REDUCED
~~\$239,000~~ **\$199,000** (82¢ psf)

DESCRIPTION

City Land with 677' Frontage

5.6 acres of commercially zoned land just off Route 176 in the city limits of Marengo, a city about to boom with the addition of a 4-way interchange at I-90. 677' of frontage. Owner was going to build a building but bought a condo instead. Soil and environmental reports on file. Only 82¢ psf. Build and roll onto a SBA loan with only 10% down!

SPECIFICATIONS

Description	Commercial Land
Land Size	5.6 Acres (243,936 SF)
Topography	Level
Environmental Status	Clean Report on File
Utilities	Nearby
Sewer/Water	Nearby/Across Street
Frontage Dimensions	677' on Prospect
Zoning	General Business
Real Estate Taxes	\$4,166.66 (2021)
PIN Number	11-36-201-017

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	5,636	9,265	12,169
Avg Household Income	\$62,704	\$65,633	\$71,390
Daily Traffic Counts:	4,900 (Prospect) 6,300 (Rt 176) 10,150 (Rt 20)		

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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FOR SALE

PLAT OF SURVEY



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