



# MARQUETTE PROPERTIES, INC.

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## FOR SALE

### Commercial / Retail Lot -

**Lot Size:** 132' x 165' (1/2 acre) Potential to expand with vacated alley

**Location:** 2255 E. Division St., Diamond IL.

**Zoning:** B-1 Zoning in Village of Diamond

**Price:** \$129,000

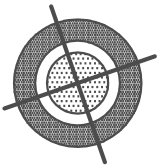
**Comments:** Corner lot on Rt. 113 with great access. Ideal for restaurant or other retail uses.



519 Franklin St. Suite 102

Morris, IL 60450

[www.MARQUETTEPROPERTIES.com](http://www.MARQUETTEPROPERTIES.com)



# PLAT OF SURVEY

**MORRISON SURVEYING CO., INC.**

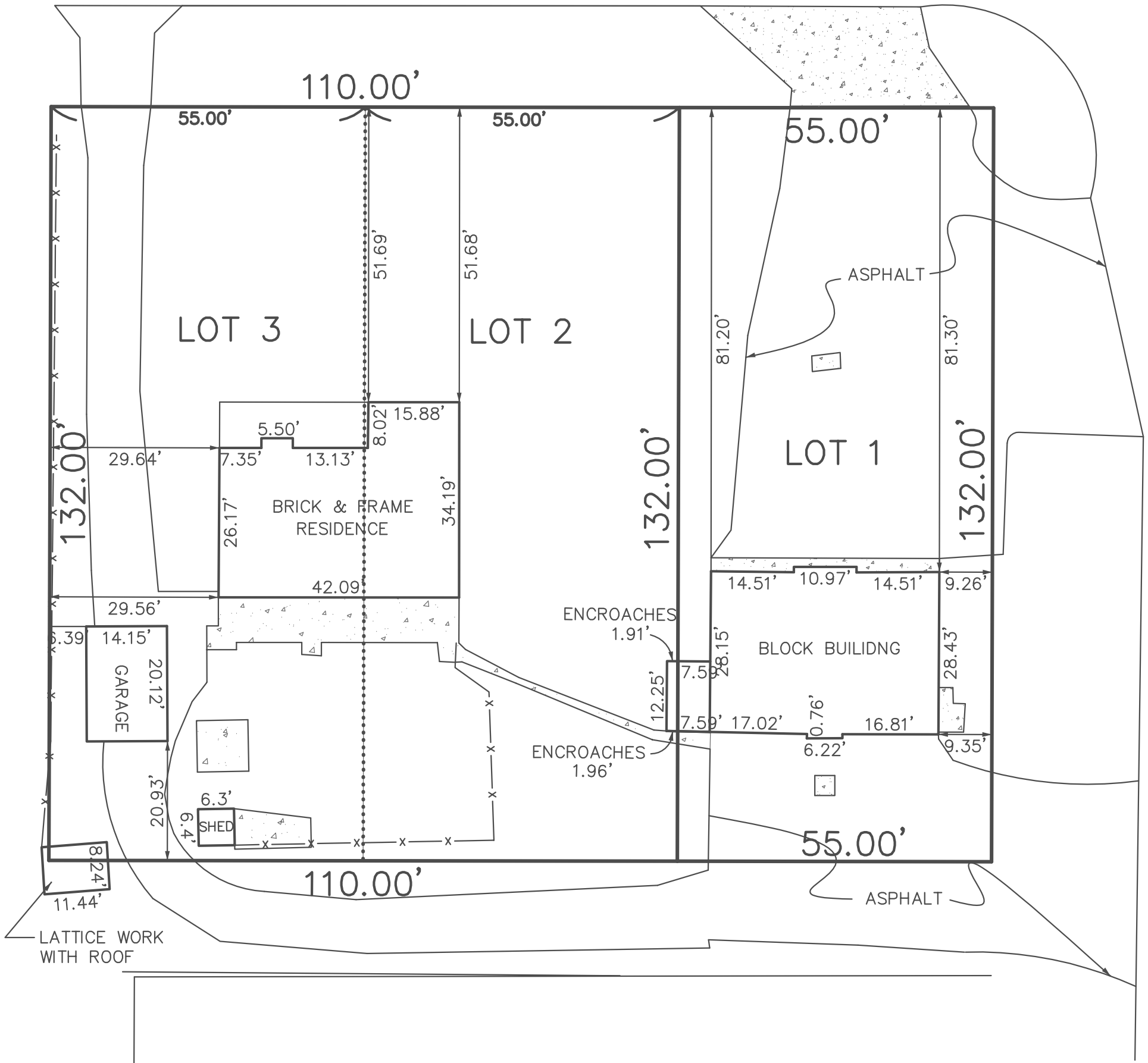
620 Michael Drive, Morris, Illinois 60450-3000  
Phone (815) 942-2620 FAX (815) 941-2620

of



LOTS ONE (1), TWO (2) AND THREE (3) IN BLOCK NINETEEN (19) IN FORDYCE'S ADDITION TO THE TOWN OF DIAMOND AS THE SAME APPEARS IN PLAT BOOK "B" AT PAGE 70 IN LAND RECORDS OF GRUNDY COUNTY, ILLINOIS, AND BEING LOCATED IN A PART OF THE NORTH HALF (N 1/2) OF SECTION ONE (1), TOWNSHIP THIRTY-TWO (32) NORTH, RANGE EIGHT (8) EAST OF THE THIRD PRINCIPAL MERIDIAN, SITUATED IN THE COUNTY OF GRUNDY IN THE STATE OF ILLINOIS.

MAIN STREET aka ILLINOIS RTE. 113



### LEGEND

- EASEMENT LINE
- IRON PIPE

State of Illinois } s.s.  
County of Grundy }

We, MORRISON SURVEYING CO INC., do hereby certify that a land survey has been made under our supervision of the above described property and that the plat hereon drawn is a correct representation of said survey. Distances are given in feet and decimal parts thereof.

Given under my hand and seal at Morris, Illinois.

Date: 06/18/03



UPDATE: \_\_\_\_\_

IMPROVEMENTS LOCATED: \_\_\_\_\_

ORDERED BY: MALMQUIST & GEIGER

SCALE: 1" = 20' ORDER NO. 1836b

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-2317

Compare All Dimensions Before Building And Report Any Discrepancies At Once. For Building lines, Easements and other restrictions not shown hereon. Refer to your Deed, Title Policy, Zoning ordinance, ETC...

HP  
6/18/03

# Carr Property Diamond

