



# MARQUETTE PROPERTIES, INC.

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## FOR SALE

### Commercial Lot – Coal City, IL

**Size:** 150' x 150'

**Location:** 35 S. Broadway St. Coal City (Division St. & Broadway)

**Zoning:** Commercial

**Price:** \$350,000

**Taxes:** \$1,860 (2017)

**Comments:** Great location at Division St. & Broadway in downtown Coal City. Buildings have been removed. Utilities to property.



519 Franklin St. Suite 102  
Morris, IL 60450

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



**Land**  
 Status: **NEW**  
 Area: **488**  
 Address: **35 S Broadway St , Coal City, IL 60416**  
 Directions: **Division to Broadway**  
 Sold by:  
 Closed:  
 Off Market:  
 Dimensions: **150 X150**  
 Ownership: **Fee Simple**  
 Corp Limits: **Coal City**  
 Coordinates:  
 Rooms:  
 Bedrooms:  
 Basement:

MLS #: **10095047**  
 List Date: **09/26/2018**  
 List Dt Rec: **09/26/2018**  
 Contract Date:  
 Financing:  
 Subdivision:  
 Township: **Braceville**  
 Bathrooms /  
 (full/half):  
 Master Bath:  
 Bmt Bath:

List Price: **\$350,000**  
 Orig List Price: **\$350,000**  
 Sold Price:  
 Rental Price:  
 Rental Unit:  
 List Mkt Time: **1**  
 Concessions:  
 Contingency:  
 County: **Grundy**  
 # Fireplaces:  
 Parking:  
 Garage Type:  
 # Spaces: **0**

Remarks: **Excellent opportunity to build on a commercial lot with a great location on Broadway St. just south of Division St. Buildings have been removed. Utilities to property.**

School Data	Assessments	Tax	Miscellaneous
Elementary: <b>(1)</b> Junior High: <b>(1)</b> High School: <b>(1)</b>	Special Assessments: <b>No</b> Special Service Area: <b>No</b>	Amount: <b>\$1,859.66</b> PIN: <b>0902101005</b> Mult PINs: <b>(See Agent Remarks)</b> Tax Year: <b>2017</b> Tax Exmps:	Waterfront: <b>No</b> Acreage: <b>0.25</b> Appx Land SF: Front Footage: <b>150</b> # Lots Avail: Farm: <b>No</b> Bldgs on Land?: <b>No</b>
	Zoning Type: <b>Commercial</b> Actual Zoning:		

Lot Size: <b>.25-.49 Acre</b> Lot Desc: Land Desc: Land Amenities: Farms Type: Bldg Improvements: Current Use: <b>Commercial</b> Potential Use: <b>Commercial, Retail, Other</b> Location: Known Liens: Seller Needs: Seller Will:	Ownership Type: Frontage/Access: <b>City Street</b> Road Surface: <b>Asphalt</b> Rail Availability: Tenant Pays: Min Req/SF (1): Min Req/SF (2): Other Min Req SF: Lease Type: Loans: Equity:	Type of House: Style of House: Basement Details: <b>None</b> Construction: Exterior: Air Cond: Heating: Utilities to Site: <b>Electric to Site, Gas to Site, Sanitary Sewer to Site, Water-Community</b> General Info: <b>None</b> Backup Package: <b>No</b> Backup Info: Possession: <b>Closing</b> Sale Terms:
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Agent Remarks: Multiple Parcels - Tax amount includes: **0902101005/\$1,011.72, 0902101006/\$509.86, 0902101007/\$338.08**

Internet Listing: <b>Yes</b> VOW AVM: <b>No</b> Listing Type: <b>Exclusive Right to Sell</b> Coop Comp: <b>2.5% (-\$300) (on Gross SP)</b> Showing Inst: <b>Drive by</b> Owner: <b>OOR</b> Broker: <b>Marquette Properties, Inc (79948)</b> List Agent: <b>Peter Fleming (702641)</b> Co-lister: <b>Michael Fleming (700103)</b>	Remarks on Internet?: <b>Yes</b> VOW Comments/Reviews: <b>No</b> Holds Earnest Money: <b>Yes</b> Addl. Sales Info.: <b>None</b> Cont. to Show?: Ph #: Ph #: <b>(815) 941-0207</b> Ph #: <b>(773) 882-6286</b> Ph #: <b>(815) 347-5151</b>	Addr on Internet?: <b>Yes</b> Lock Box: Special Comp Info: <b>None</b> Agent Notices: Expiration Date: <b>06/30/2019</b> Agent Owned/Interest: <b>No</b> Team: Email: <b>pflaming52@yahoo.com</b> More Agent Contact Info:
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 NOTICE: Many homes contain recording devices, and buyers should be aware that they may be recorded during a showing.

MLS #: 10095047

Prepared By: Peter Fleming | Marquette Properties, Inc | 09/26/2018 03:41 PM