



# MARQUETTE PROPERTIES, INC.

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## FOR SALE

### Commercial Lot – Morris, IL

- Acres:** 3+/- Acres
- Location:** Rt. 47 Morris IL, South of Illinois River Bridge
- Ideal For:** Storage Units, Warehouse, Contractor Shop or Equipment Sales
- Zoning:** B-2 Commercial
- Price:** \$176,000
- Taxes:** \$90 (2017)
- Comments:** Great site for small business along the highly visible Rt. 47. State licensed billboard on site producing income approximately \$600/mo. Natural gas and electric to sight. Well to be provided by seller.



519 Franklin St. Suite 102  
Morris, IL 60450

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