



Land
 Status: **NEW** MLS #: **11776327** List Price: **\$127,900**
 Area: **4503** List Date: **05/05/2023** Orig List Price: **\$127,900**
 Address: **109 Watters Dr Lot 10A, Dwight, IL 60420**
 Directions: **Take I-55 S to IL-17 E to Watters Dr S. Property on the right near water tower. For sale sign on the property.**
 Sold by:
 Closed: Contract Date:
 Off Market: Financing:
 Dimensions: **138 X 381 X 138 X 382**
 Ownership: **Fee** Subdivision:
Simple
 Corp Limits: **Dwight** Township: **Dwight** County: **Livingston**
 Coordinates:
 Rooms: Bathrooms: **/** # Fireplaces:
 Bedrooms: Master Bath: Garage Type:
 Basement: Bmt Bath: **No** # Spaces: **0**
 Mobility Score: -

Remarks: **1.21 Acre Commercial Lot with B-2 Zoning in Dwight. Interstate Access to I-55 and Route 47. Water, Sewer, Gas & Electric to site.**

School Data	Assessments	Tax	Miscellaneous
Elementary: Dwight Common (232)	Special Assessments: No	Amount: \$914.86	Waterfront: No
Junior High: Dwight Common (232)	Special Service Area: No	PIN: 05050827700800	Acreage: 1.21
High School: Dwight Township (230)		Mult PINs: No	Appx Land SF: 52578
		Tax Year: 2021	Front Footage: 138
	Zoning Type: Commercial	Tax Exmps: None	# Lots Avail: 1
	Actual Zoning: B-2		Farm: No
			Bldgs on Land?: No

Laundry Features: 	Ownership Type:	Type of House:
Lot Size: 1.0-1.99 Acres	Frontage/Access: City Street	Style of House:
Lot Size Source:	Driveway:	Basement Details:
Pasture Acreage:	Road Surface: Concrete	Construction:
Tillable Acreage:	Rail Availability:	Exterior:
Wooded Acreage:	Tenant Pays:	Air Cond:
Lot Desc:	Min Req/SF (1):	Heating:
Land Desc:	Min Req/SF (2):	Utilities to Site: Electric to Site, Gas to Site, Sanitary Sewer to Site, Water to Site
Land Amenities:	Other Min Req SF:	General Info: Interstate Access
Farms Type:	Lease Type:	Backup Package: No
Bldg Improvements:	Loans:	Backup Info:
Current Use: Commercial	Equity:	Possession: Closing
Potential Use: Commercial	Relist: 	Sale Terms: Conventional, Cash Only, Other
Location: Commercial Business Park	Seller Needs:	
Known Liens:	Seller Will:	

Broker Private Remarks: **Please email offers along with Pre-approval/Proof of Funds to ricardo.marquetteprop@gmail.com & mark.marquetteprop@gmail.com - Listing Office Does Not Hold Earnest Money. Utilities believed to be on-site; buyer to do own due-diligence.**

Internet Listing: Yes	Remarks on Internet?: No	Addr on Internet?: Yes
VOW AVM: No	VOW Comments/Reviews: No	Lock Box:
Listing Type: Exclusive Right to Sell	Holds Earnest Money: No	Special Comp Info: None
Buyer Ag. Comp.: 2%-\$200 (% of Gross Sale Price)	Addl. Sales Info.: None	Broker Notices:
Showing Inst: Drive By; call listing broker	Cont. to Show?:	Expiration Date: 08/03/2023
Owner: Owner of Record	Ph #:	Broker Owned/Interest: No
Broker: Marquette Properties, Inc (79948) / (815) 941-0207		
List Broker: Ricardo Del Toro (706443) / (815) 909-6406 / ricardo.marquetteprop@gmail.com		
CoList Broker: Mark Hansen (705882) / (815) 791-6344		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 #: 11776327

Prepared By: Ricardo Del Toro | Marquette Properties, Inc | 05/05/2023 02:08 PM