



Land

Status: **NEW** MLS #: **11091912** List Price: **\$65,000**
 Area: **450** List Date: **05/18/2021** Orig List Price: **\$65,000**
 Address: **2360 Route 47 Hwy , Morris, IL 60450** List Dt Rec: **05/18/2021** Sold Price:
 Directions: **Route 80 to RT. 47 S, approx. 3.5 miles S of Il River Bridge. East side of Rt. 47 Diagonally across from GRAINCO FS Propane Office.**

Sold by: Rental Price: **\$0**
 Closed: Contract Date: Rental Unit:
 Off Market: Financing: Mkt. Time (Lst./Tot.): **3/3**
 Dimensions: **100 X 327 X 100 X 327** Subdivision: Concessions:
 Ownership: **Fee Simple** Township: **Waupoosee** Contingency:
 Corp Limits: **Unincorporated** # Fireplaces: County: **Grundy**
 Coordinates: Rooms: Bathrooms / (full/half): # Parking:
 Bedrooms: Master Bath: Garage Type:
 Basement: Bmt Bath: **No** # Spaces: **0**
 Mobility Score: **38 - Minimal Mobility. ?**

Remarks: **. 75 Acre in Grundy Cty. at the edge of Morris city limits, zoned Commercial General. This 3/4 acre parcel on Rt. 47 which is an all season truck route, would make an excellent location to run your small business. Perfect property to build storage units, small warehouse, office space, equipment sales, nursery sales or contractors shop. Flat and level site, convenient location with lots of exposure! Electric & Natural Gas to site. It also has a State license bill board, generating approx. \$580.00/month Priced to sell!**

School Data

Elementary: **(54)**
 Junior High: **(54)**
 High School: **(101)**

Assessments

Special Assessments: **No**
 Special Service Area: **Included in Tax Bill**

Tax

Amount: **\$501.48**
 PIN: **0522300019**
 Mult PINs: **No**
 Tax Year: **2019**
 Tax Exmps:

Miscellaneous

Waterfront: **No**
 Acreage: **0.75**
 Appx Land SF: **32670**
 Front Footage: **100**
 # Lots Avail:
 Farm: **Yes**
 Bldgs on Land?: **No**

Zoning Type: **Commercial**
 Actual Zoning: **B-2**

Laundry Features: Lot Size: .50-.99 Acre Lot Size Source: Pasture Acreage: Tillable Acreage: Wooded Acreage: Lot Desc: Land Desc: Cleared, Level, Tillable Land Amenities: Fencing, Other Farms Type: Other Bldg Improvements: Current Use: Agricultural/Land Only Potential Use: Commercial, Office and Research, Retail Location: Mixed Use Area Known Liens:	Ownership Type: Individual Frontage/Access: State Road Driveway: Road Surface: Asphalt Rail Availability: None Tenant Pays: Min Req/SF (1): Min Req/SF (2): Other Min Req SF: Lease Type: Loans: Equity: Relist: Seller Needs: Cash Seller Will: Gas Supplier: Nicor Gas Electric Supplier: Commonwealth Edison	Type of House: Style of House: Basement Details: None Construction: Exterior: Air Cond: Heating: Utilities to Site: Electric to Site, Gas to Site, Septic System Required, Well-Private General Info: Interstate Access Backup Package: No Backup Info: Existing Survey, Traffic Counts Possession: Closing Sale Terms:
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Broker Private Remarks: **Call Mark Hansen for information. 815 791 6344 Located on an all season truck route.**

Internet Listing: Yes VOW AVM: No Listing Type: Exclusive Right to Sell Coop Comp: 2.5 % (on Net SP) Showing Inst: Drive by Owner: OOR Broker: Marquette Properties, Inc (79948) / (815) 941-0207 List Broker: Mark Hansen (705882) / (815) 791-6344 / mark.marquetteprop@gmail.com CoList Broker:	Remarks on Internet?: Yes VOW Comments/Reviews: No Holds Earnest Money: No Addl. Sales Info.: None Cont. to Show?: Ph #:	Addr on Internet?: Yes Lock Box: None Special Comp Info: Variable Broker Notices: Expiration Date: 09/11/2021 Broker Owned/Interest: No
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More Agent Contact Info:

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