

**Land**Status: **NEW**Area: **450**Address: **2364 Route 47 Hwy, Morris, IL 60450**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:
 Closed:
 Off Market:
 Dimensions: **212X636**
 Ownership: **Fee Simple**
 Corp Limits: **Unincorporated**
 Coordinates:
 Rooms:

Bedrooms:
 Basement:
 Mobility Score: **38 - Minimal Mobility. ?**

MLS #: **11091913**
 List Date: **05/18/2021**
 List Dt Rec: **05/18/2021**

Contract Date:
 Financing:
 Subdivision:
 Township: **Wauponsee**
 Bathrooms /
 (full/half):
 Master Bath:
 Bmt Bath: **No**

List Price: **\$89,000**
 Orig List Price: **\$89,000**
 Sold Price:

Rental Price: **\$0**
 Rental Unit:
 Mkt. Time (Lst./Tot.): **3/3**
 Concessions:
 Contingency:
 County: **Grundy**
 # Fireplaces:
 Parking:
 Garage Type:
 # Spaces: **0**

Remarks: **2.1 Acres in Grundy Cty. at the edge of Morris, zoned Commercial General. This 2+ acre parcel on Rt. 47 (All weather truck route) could be used to run your small business. Perfect property to build storage units, small warehouse, equipment sales, nursery, office space or contractors shop. Flat and level site, convenient location! Electric & Natural Gas to site. Zoning could be changed to single-family residence. 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: **\$1,353.60**
 PIN: **0522300023**
 Mult PINs: **No**
 Tax Year: **2019**
 Tax Exmps:

Miscellaneous

Waterfront: **No**
 Acreage: **2.1**
 Appx Land SF: **91480**
 Front Footage: **212**
 # Lots Avail:
 Farm: **Yes**
 Bldgs on Land?: **No**

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

Laundry Features:

Lot Size: **2.0-2.99 Acres**
 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, Estate, Office and Research, Residential-Single Family**
 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:

Broker Private Remarks: **Call Mark Hansen for information. 815 791 6344 All weather road, 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**

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.