



**Land**  
 Status: **NEW**  
 Area: **488**  
 Address: **1765 S Broadway St , Coal City, IL 60416**  
 Directions: **I-55 South to Reed Rd Exit, West on Reed, NW corner of Reed & Broadway**  
 Sold by:  
 Closed:  
 Off Market:  
 Dimensions: **2269X2500X2021X107X565X842X808X1578**  
 Ownership: **Fee Simple**  
 Corp Limits: **Unincorporated**  
 Coordinates:  
 Rooms:  
 Bedrooms:  
 Basement:  
 Mobility Score: - ?

MLS #: **11450695**  
 List Date: **06/30/2022**  
 List Dt Rec: **06/30/2022**  
 Contract Date:  
 Financing:  
 Subdivision:  
 Township: **Braceville**  
 Bathrooms / (full/half):  
 Master Bath:  
 Bmt Bath:

List Price: **\$1,452,375**  
 Orig List Price: **\$1,452,375**  
 Sold Price:  
 Rental Price:  
 Rental Unit:  
 Mkt. Time (Lst./Tot.): **2/2**  
 Concessions:  
 Contingency:  
 County: **Grundy**  
 # Fireplaces:  
 Parking:  
 Garage Type:  
 # Spaces: **0**

Remarks: **Property located across from the UP Rail- Served Industrial park. Industrial and Commercial Zoning. Located within the Village of Coal City TIF District. Sewer nearby, water on property. Double road frontage. Great opportunity for investors!**

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>\$2,255.94</b> PIN: <b>0910400007</b> Mult PINs: <b>No</b> Tax Year: <b>2021</b> Tax Exmps:	Waterfront: <b>No</b> Acreage: <b>110.11</b> Appx Land SF: Front Footage: <b>2269</b> # Lots Avail: Farm: <b>Yes</b> Bldgs on Land?: <b>No</b>
	Zoning Type: <b>Industrial</b> Actual Zoning:		

Laundry Features: Lot Size: <b>100+Acres</b> Lot Size Source: Pasture Acreage: Tillable Acreage: Wooded Acreage: Lot Desc: Land Desc: Land Amenities: Farms Type: Bldg Improvements: Current Use: <b>Agricultural/Land Only</b> Potential Use: <b>Industrial/Mfg</b> Location: Known Liens:	Ownership Type: Frontage/Access: <b>County Road</b> Driveway: 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: Relist: Seller Needs: Seller Will:	Type of House: Style of House: Basement Details: Construction: Exterior: Air Cond: Heating: Utilities to Site: <b>Electric to Site, Sanitary Sewer Nearby, Water-Municipal</b> General Info: <b>None</b> Backup Package: <b>No</b> Backup Info: Possession: <b>Closing</b> Sale Terms:
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Broker Private Remarks: Internet Listing: <b>Yes</b> VOW AVM: <b>No</b> Listing Type: <b>Exclusive Right to Sell</b> Buyer Ag. Comp.: <b>2.0% (-\$300) (Gross Sale Price)</b> Showing Inst: <b>Drive By</b> Owner: <b>OOR</b> Broker: <b>Marquette Properties, Inc (79948) / (815) 941-0207</b> List Broker: <b>Peter Fleming (702641) / (773) 882-6286 / marquetteprop@sbcglobal.net</b> CoList Broker: <b>Michael Fleming (700103) / (815) 347-5151</b>	Remarks on Internet?: <b>Yes</b> VOW Comments/Reviews: <b>No</b> Holds Earnest Money: <b>No</b> Addl. Sales Info.: <b>None</b> Cont. to Show?: Ph #:	Addr on Internet?: <b>Yes</b> Lock Box: Special Comp Info: <b>None</b> Broker Notices: Expiration Date: Broker Owned/Interest: <b>No</b> More Agent Contact Info:
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