



Land
 Status: **NEW**
 Area: **499**
 Address: **1400 16th St , Joliet, IL 60435**
 Directions: **I55 to US-30 to Essington Rd to Division St.**
 Sold by:
 Closed:
 Off Market:
 Dimensions: **560 X 463 X 731**
 Ownership: **Fee Simple**
 Corp Limits: **Joliet**
 Coordinates:
 Rooms:
 Bedrooms:
 Basement:
 Mobility Score: -

MLS #: **11776329**
 List Date: **05/05/2023**
 List Dt Rec: **05/05/2023**
 List Price: **\$599,000**
 Orig List Price: **\$599,000**
 Sold Price:
 Rental Price:
 Rental Unit:
 Mkt. Time (Lst./Tot.): **1/1**
 Concessions:
 Contingency:
 County: **Will**
 # Fireplaces:
 Parking:
 Garage Type:
 # Spaces: **0**

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

Remarks: **2.97 acres of land Zoned B-3, with 560 ft of frontage along Division St in Joliet. Excellent location with high traffic count. Average Annual Daily Traffic Count of 3,300 (year 2019). Approximately 1 mile away from I-55 interchange and Joliet-Louis Mall. Close to shopping, restaurants, and residential communities. Great opportunity for your next business plan.**

School Data	Assessments	Tax	Miscellaneous
Elementary: (202)	Special Assessments: No	Amount: \$3,548.24	Waterfront: No
Junior High: (202)	Special Service Area: No	PIN: 0603244000090000	Acreage: 2.97
High School: (202)		Mult PINs: No	Appx Land SF: 129,640
		Tax Year: 2022	Front Footage: 560
	Zoning Type: Commercial	Tax Exmps:	# Lots Avail: 1
	Actual Zoning: B3		Farm: No
			Bldgs on Land?: No

Laundry Features: ****
 Lot Size: **2.0-2.99 Acres**
 Lot Size Source:
 Pasture Acreage:
 Tillable Acreage:
 Wooded Acreage:
 Lot Desc:
 Land Desc:
 Land Amenities:
 Farms Type:
 Bldg Improvements:
 Current Use: **Land Only**
 Potential Use: **Commercial**
 Location: **In City Limits**
 Known Liens:

Ownership Type: **Corporation**
 Frontage/Access: **City Street, Paved**
 Driveway:
 Road Surface: **Asphalt**
 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:
 Gas Supplier: **Nicor Gas**
 Electric Supplier: **Commonwealth Edison**

Type of House:
 Style of House:
 Basement Details:
 Construction:
 Exterior:
 Air Cond:
 Heating:
 Utilities to Site: **Electric to Site, Gas to Site, Sanitary Sewer to Site, Sewer-Storm Available, Water to Site, Sewer-Public**
 General Info: **None**
 Backup Package: **No**
 Backup Info: **Aerial Map, Legal-Description, Existing Survey, Tax Bill**
 Possession: **Closing**
 Sale Terms: **Conventional, Cash Only, Other**

Broker Private Remarks: **Please email Offers & Pre-approval/Proof of Funds to ricardo.marquetteprop@gmail.com & mark.marquetteprop@gmail.com - Listing office does not hold Earnest Money.**

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% - \$499 (% of Gross Sale Price)	Addl. Sales Info.: None	Broker Notices:
Showing Inst: Drive-by to view the property; 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 #: 11776329

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