

MLS #: 11776333 List Price: \$941,640 Land Status: List Date: **05/05/2023** Orig List Price: **NEW** \$941,640

4503 List Dt Rec: 05/05/2023 Sold Price: Area: Address: 3220 N Old Route 66, Dwight, IL 60420

Located 1/2-mile east of I-55 interchange. Access off Mazon Ave (IL 17). Directly north behind the truck stop. Directions:

Sold by: Rental Price: Closed: Rental Unit: Contract Date:

Off Market: Financing: Mkt. Time (Lst./Tot.): 1/1

502 X 885 X 475 X 951 Dimensions: Concessions: Ownership: Fee Subdivision: Contingency:

Simple

Corp Limits: **Dwight**Township: **Dwiaht** County: Livingston

Coordinates: # Fireplaces:

Rooms: Bathrooms Parking: (full/half):

Bedrooms: Master Bath: Garage Type: Basement: Bmt Bath: # Spaces: Nο

Nearly 10 Acres of land Zoned B-2, located 1/2 mile east of I-55 interchange. Access off IL-17 with a business Remarks: park nearby. Average Annual Daily Traffic count reported in Year 2021 was 1200 (Old Rt 66) and 2800 (II-17)

School Data Elementary: Dwight Common (232) Junior High: **Dwight Common (232)** High School: Dwight Township (230)

Assessments Special Assessments: No Special Service Area: No

Tax \$386.70 Amount: PIN: 05050540001100 Mult PINs: No

2021

Acreage: 9.91 Appx Land SF: 431766 Front Footage: 502 # Lots Avail: 1 Farm: No

Bldgs on Land?: No

Waterfront:

Yes

08/03/2023

Miscellaneous

n

No

Commercial Tax Exmps: Zoning Type: B-2 Actual Zoning:

Tax Year:

Laundry Features: < span class="value" Ownership Type: Type of House: \$addtruncate> Frontage/Access: County Road Style of House: Lot Size: 8.0-9.99 Acres Basement Details: Driveway: Lot Size Source: Road Surface: Asphalt Construction: Pasture Acreage: Rail Availability: Exterior: Tillable Acreage: Tenant Pays: Air Cond: Wooded Acreage: Min Reg/SF (1): Heating:

Lot Desc: Min Reg/SF (2): Utilities to Site: Electric Nearby, Gas Nearby, Sanitary Sewer Nearby, Water-Land Desc: Other Min Reg SF: Nearby Land Amenities: Lease Type: General Info: None Farms Type: Loans: Backup Package: No Bldg Improvements: Equity: Backup Info:

Current Use: Commercial Relist: < span class="value" \$addtruncate> Possession: Closing Potential Use: Commercial Seller Needs:

Sale Terms: Conventional, Cash Only, Location: Seller Will: Other

Known Liens:

Broker Private Remarks: Please email all Offers along with Pre-Approval/Proof of Funds to ricardo.marquetteprop@gmail.com & mark.marquetteprop@gmail.com. Listing Office Does Not Hold Earnest Money.

None

Internet Listing: Yes Remarks on Internet?: No VOW AVM: No VOW Comments/Reviews: No Nο

Exclusive Right to Special Comp Info: Listing Type: Holds Earnest Money: None Sell

Buyer Ag. Comp.: 1.75% (% of Gross Addl. Sales Info.:

Sale Price)

Showing Inst: Drive by, call listing Cont. to Show?:

broker **Owner of Record**

Marquette Properties, Inc (79948) / (815) 941-0207

Broker:

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 #: 11776333

Owner:

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

Addr on Internet?:

Broker Notices:

Expiration Date:

Broker Owned/Interest: No

Lock Box: