



# MARQUETTE PROPERTIES, INC.

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## FOR SALE

### Commercial Development Land – Coal City, IL

**Size:** Parcel 1: 0.3 ac, Parcel 2: Potential to Development (*Owned by Village of Coal City*), Parcel 3: 0.26 ac. Potential for entire parcel to be 290' x 150'.

**Location:** Broadway St. Coal City (Division St. & Broadway)

**Zoning:** Commercial

**Price:** Parcel 1: \$375,000, Parcel 2: Potential to Development, Parcel 3: \$299,000

**Taxes:** Parcel 1: \$1,273.92 (2022), Parcel 2: \$26.00 (2022), Parcel 3: \$1,229.34 (2022)

**Comments:** Great location at Division St. & Broadway in downtown Coal City. Buildings have been removed. Utilities to properties. Easy to Develop!



7695 Ashley Rd.  
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[www.MARQUETTEPROPERTIES.com](http://www.MARQUETTEPROPERTIES.com)