



MARQUETTE PROPERTIES, INC.

Peter Fleming

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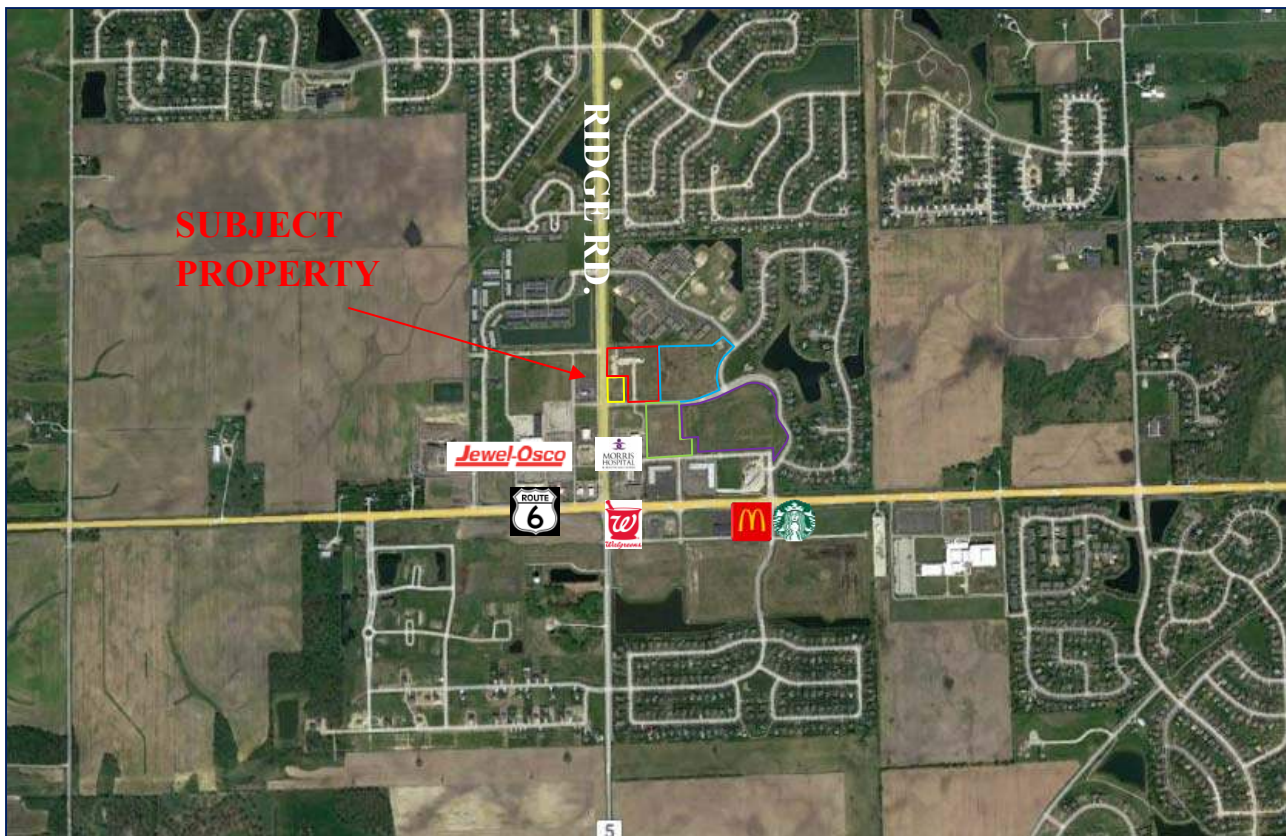
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FOR SALE – Channahon, IL

Commercial/Residential Land, Commercial Buildings

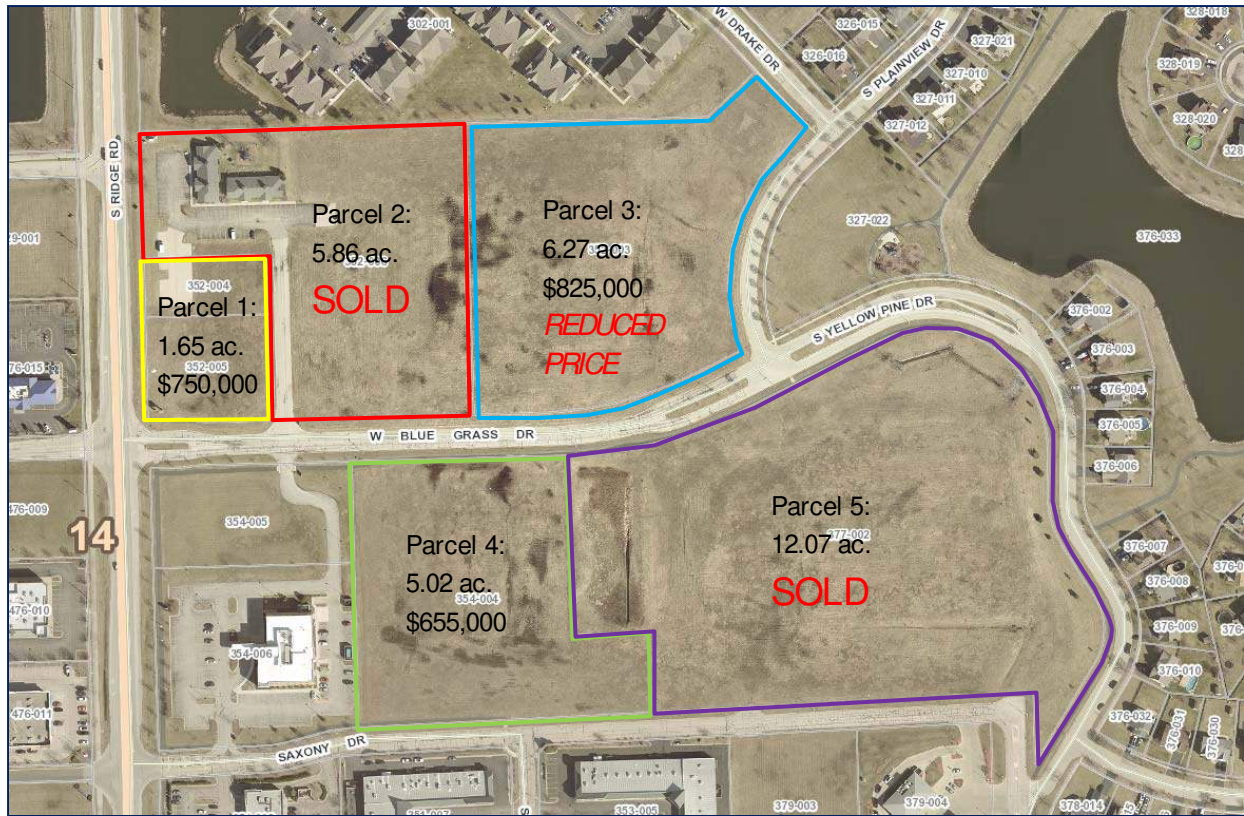
- **All Sites Development Ready with utilities to the site, streets installed and off-site storm detention.**
- **Walking Distance to the Pharmacy, Grocery Store & Healthcare!**
- **Village of Channahon PUD Zoning for Commercial & Residential**



7695 Ashley Rd.

Morris, IL 60450

www.MARQUETTEPROPERTIES.com



Parcel 1:

Size: Parcel 1: 1.65 ac. **Price:** \$750,000
Comments: Hard Corner of Ridge Rd & Bluegrass Dr. directly across from Jewel-Osco. Excellent site for Retail!

Parcel 2:

Size: Parcel 2: 5.86 ac. **Price:** SOLD
Comments: Two Adjacent 3,500 s/f Commercial Buildings (7,000 sf total) with divided into 4 units in each building. Additional Vacant Land for future growth!

Parcels 3-5:

Size: Parcel 3: 6.27 ac. **Reduced Price:** \$825,000
Size: Parcel 4: 5.02 ac. **Price:** \$655,000
Size: Parcel 5: 12.07 ac. **Price:** SOLD

Comments: 3 vacant land parcels ready for construction. All utilities to the sites and off-site storm water detention in place. PUD Zoning allowing for both commercial and residential development.