



Vito Sruoga
RE/MAX MILLENNIUM
14148 S Bell Rd Unit B-9,
Homer Glen, IL 60491
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773-983-4544



33 E Belmont Dr, Romeoville IL 60446

INDUSTRIAL LOT READY FOR IMMEDIATE DEVELOPMENT!

Sale Price \$575,000

RE/MAX MILLENNIUM Commercial Group is presenting 33 E Belmont Dr, Romeoville IL 60446. An industrial lot of just over an acre, located in the thriving village of Romeoville. This property is fully equipped with all utilities on-site, ready for immediate development. The water detention facility is off-site, maximizing the usable area for construction. The village of Romeoville has given preliminary approval for the construction of a truck shop up to 7,000 square feet. The plans include 6 drive-in doors, office space, and parking for 7-10 trailers. The property is zoned Light Industrial M-1, making it ideal for a variety of industrial uses. Located at the intersection of Belmont and Rt 53, with a signal light for easy access. Benefit from low property taxes, enhancing the property's appeal. The site is environmentally clean with good soil conditions, ensuring a smooth development process. This property offers a unique chance to establish a significant presence in a strategic location. Please contact us for further details.



PROPERTY SPECIFICATIONS

Property Type: Industrial Lot

Land Size: Over 1 acres Lot

Zoning: M-1

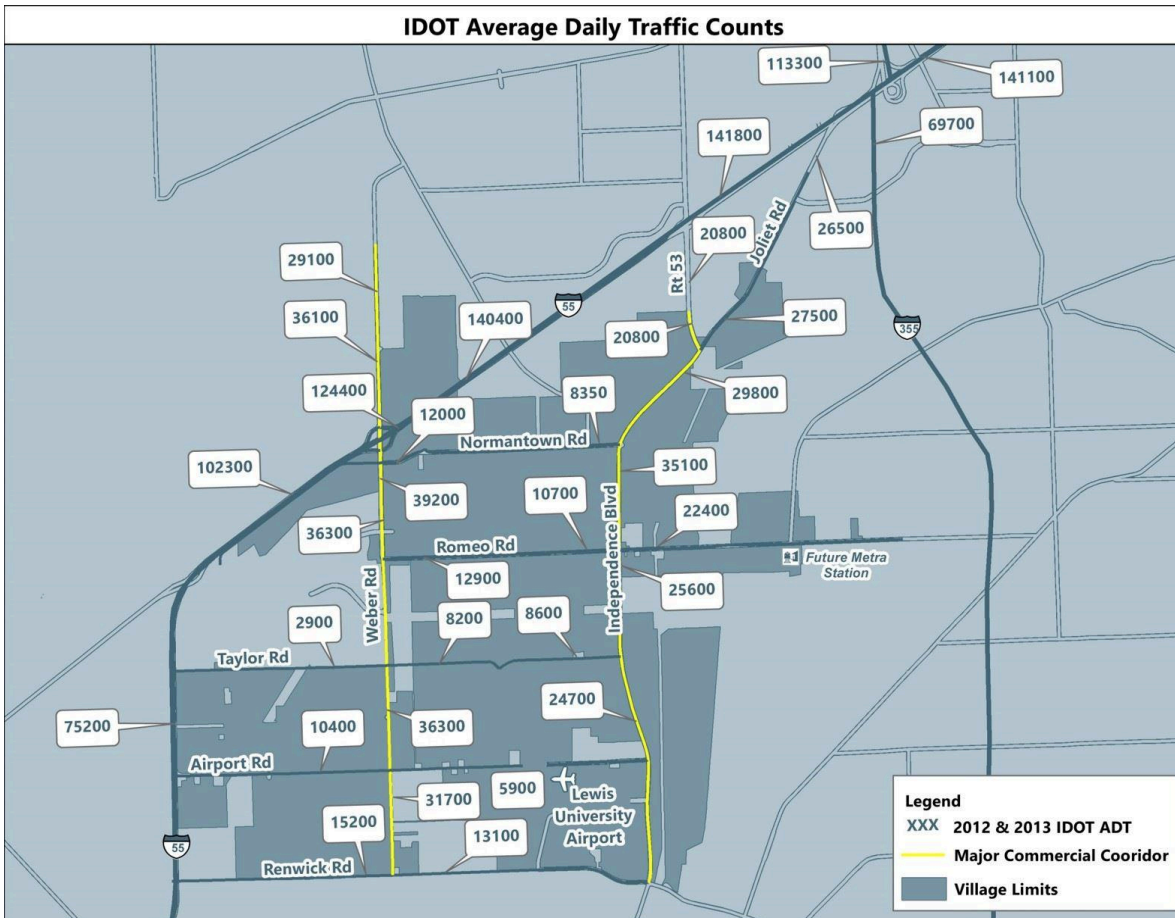
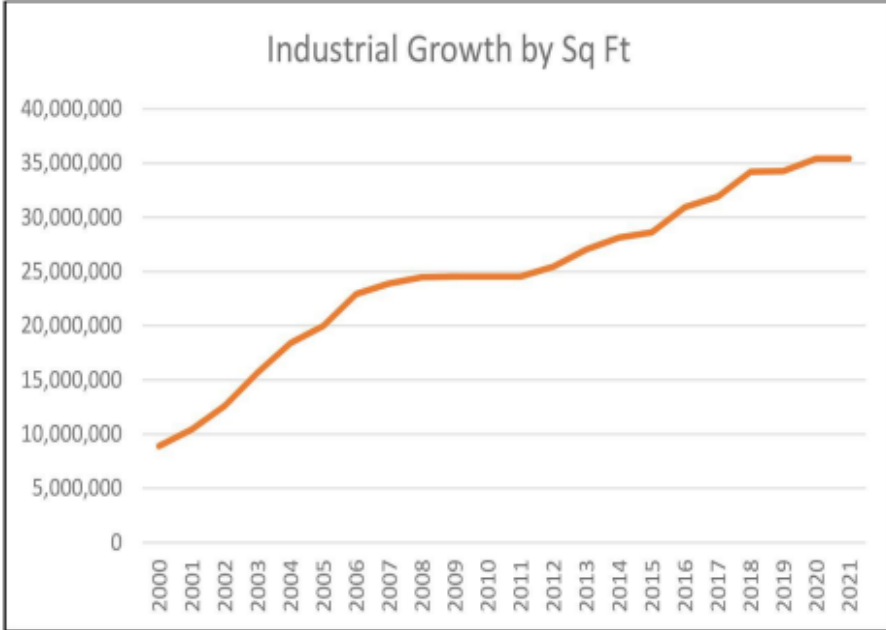


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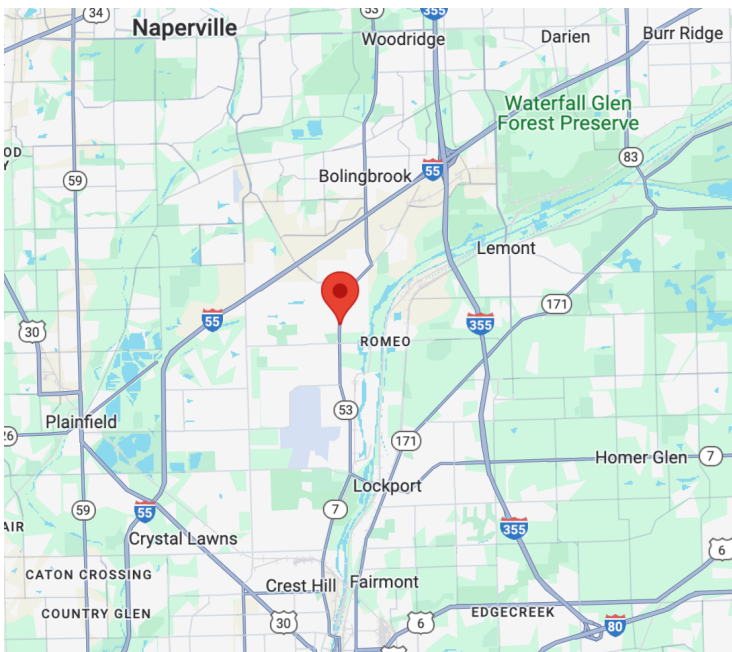




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Romeoville Business Parks





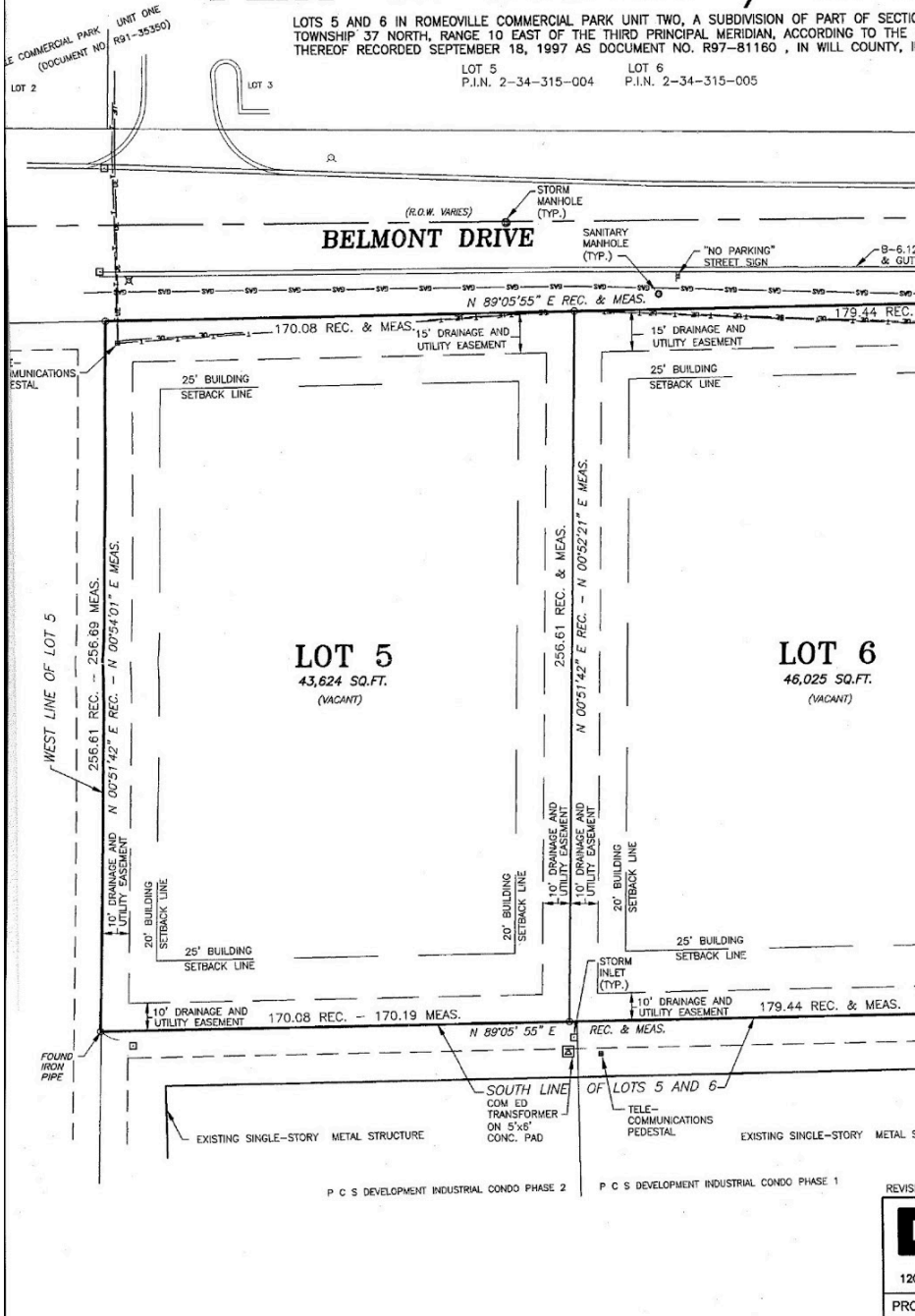
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PLAT OF SURVEY / A.L.

LOTS 5 AND 6 IN ROMEVILLE COMMERCIAL PARK UNIT TWO, A SUBDIVISION OF PART OF SECTION TOWNSHIP 37 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE THEREOF RECORDED SEPTEMBER 18, 1997 AS DOCUMENT NO. R97-81160, IN WILL COUNTY, IL

LOT 5 P.I.N. 2-34-315-004 LOT 6 P.I.N. 2-34-315-005



REVISION
12X
PRC



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