

# MOMENCE - FOUR COMMERCIAL LOTS ON PRIME CORNER

110 - 176 STIRLING PL., MOMENCE, IL 60954



EXCLUSIVELY PRESENTED BY:

**BUCK TAMBLYN**

Broker

815.549.4301

bucktamblyn@mccolly.com

**JEFF BENNETT**

Partner

815.922.6505

jbenett@mccolly.com



29 HERITAGE DR. | BOURBONNAIS, IL 60914 | MCCOLLYCRE.COM

**FOR SALE**

# MOMENCE - 4 COMMERCIAL LOTS ON PRIME CORNER

110 - 176 Stirling Pl., Momence, IL 60954



Sale Price

**\$249,900**

## PROPERTY OVERVIEW

Zoned B-2 Business (General Retail and Wholesale Services).

## OFFERING SUMMARY

Zoning:

B-2

Lot Size:

3.5 Acres

Price / Acre:

\$71,400

All utilities available. Adjacent to Berkot's Grocery Store, very visible location with many great potential uses.

Traffic Count over 8,000 VPD! Call today!

## LOCATION OVERVIEW

North out of Momence on Rt's 1 & 17. Across the road from Berkot's Grocery Store.

### MCCOLLY BENNETT COMMERCIAL ADVANTAGE

29 Heritage Dr  
Bourbonnais, IL 60914  
P: 815.929.9381  
mccollycre.com

### BUCK TAMBLYN BROKER

815.549.4301  
bucktamblyn@mccolly.com

### JEFF BENNETT PARTNER

815.922.6505  
jbennett@mccolly.com

The information contained herein, we believe, has been obtained from reasonably reliable sources, and we have no reason to doubt the accuracy of such information; however, no warranty or guarantee either expressed or implied, is made with respect to the accuracy thereof. All such information submitted is subject to error, omissions, or changes in conditions, prior to sale, lease, or withdrawal without notice. All information contained herein should be verified to the satisfaction of the persons relying thereon.



**FOR SALE**

# MOMENCE - 4 COMMERCIAL LOTS ON PRIME CORNER

110 - 176 Stirling Pl., Momence, IL 60954



**MCCOLLY BENNETT  
COMMERCIAL ADVANTAGE**

29 Heritage Dr  
Bourbonnais, IL 60914  
P: 815.929.9381  
[mccollycre.com](http://mccollycre.com)

**BUCK TAMBLYN  
BROKER**

815.549.4301  
[bucktamblyn@mccolly.com](mailto:bucktamblyn@mccolly.com)

**JEFF BENNETT  
PARTNER**

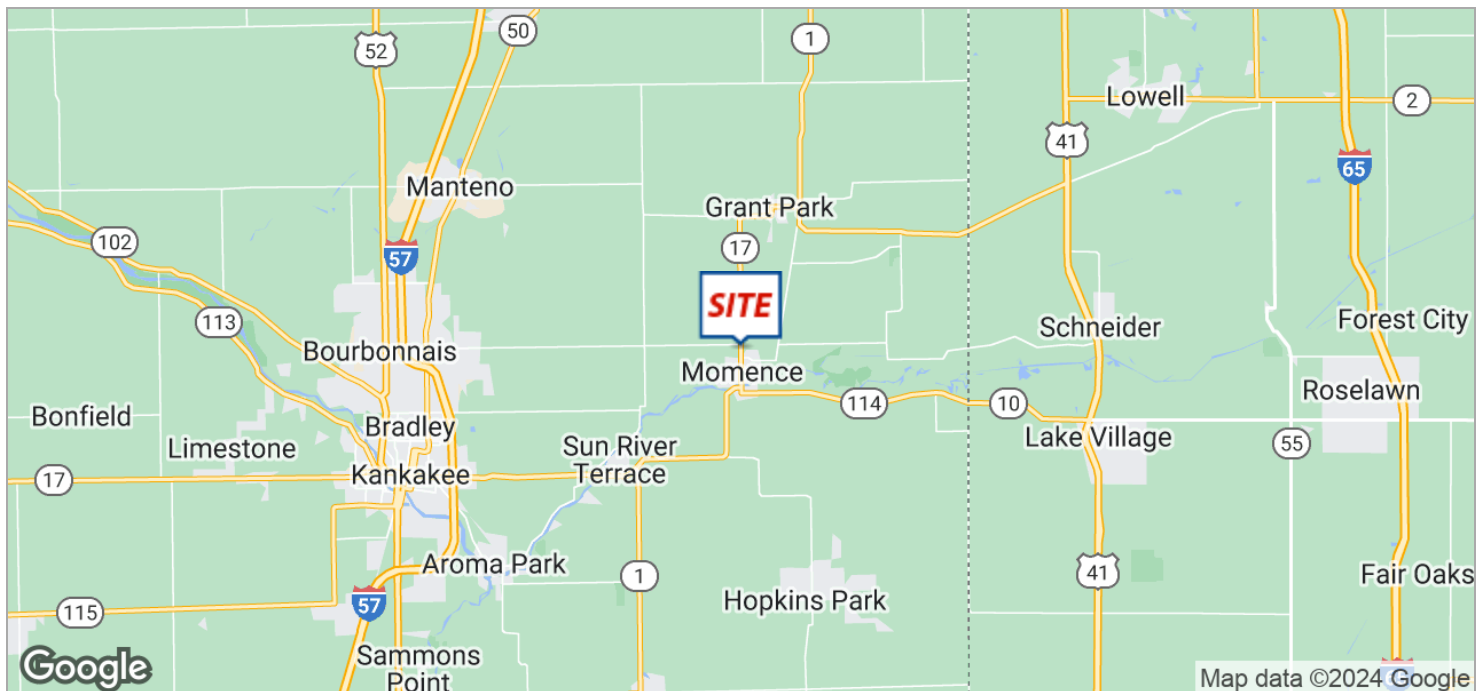
815.922.6505  
[jbennett@mccolly.com](mailto:jbennett@mccolly.com)

The information contained herein, we believe, has been obtained from reasonably reliable sources, and we have no reason to doubt the accuracy of such information; however, no warranty or guarantee either expressed or implied, is made with respect to the accuracy thereof. All such information submitted is subject to error, omissions, or changes in conditions, prior to sale, lease, or withdrawal without notice. All information contained herein should be verified to the satisfaction of the persons relying thereon.

FOR SALE

# MOMENCE - 4 COMMERCIAL LOTS ON PRIME CORNER

110 - 176 Stirling Pl., Momence, IL 60954



## MCCOLLY BENNETT COMMERCIAL ADVANTAGE

29 Heritage Dr  
Bourbonnais, IL 60914  
P: 815.929.9381  
mccollycre.com

**BUCK TAMBLYN**  
BROKER  
815.549.4301  
bucktamblyn@mccolly.com

**JEFF BENNETT**  
PARTNER  
815.922.6505  
jbennett@mccolly.com

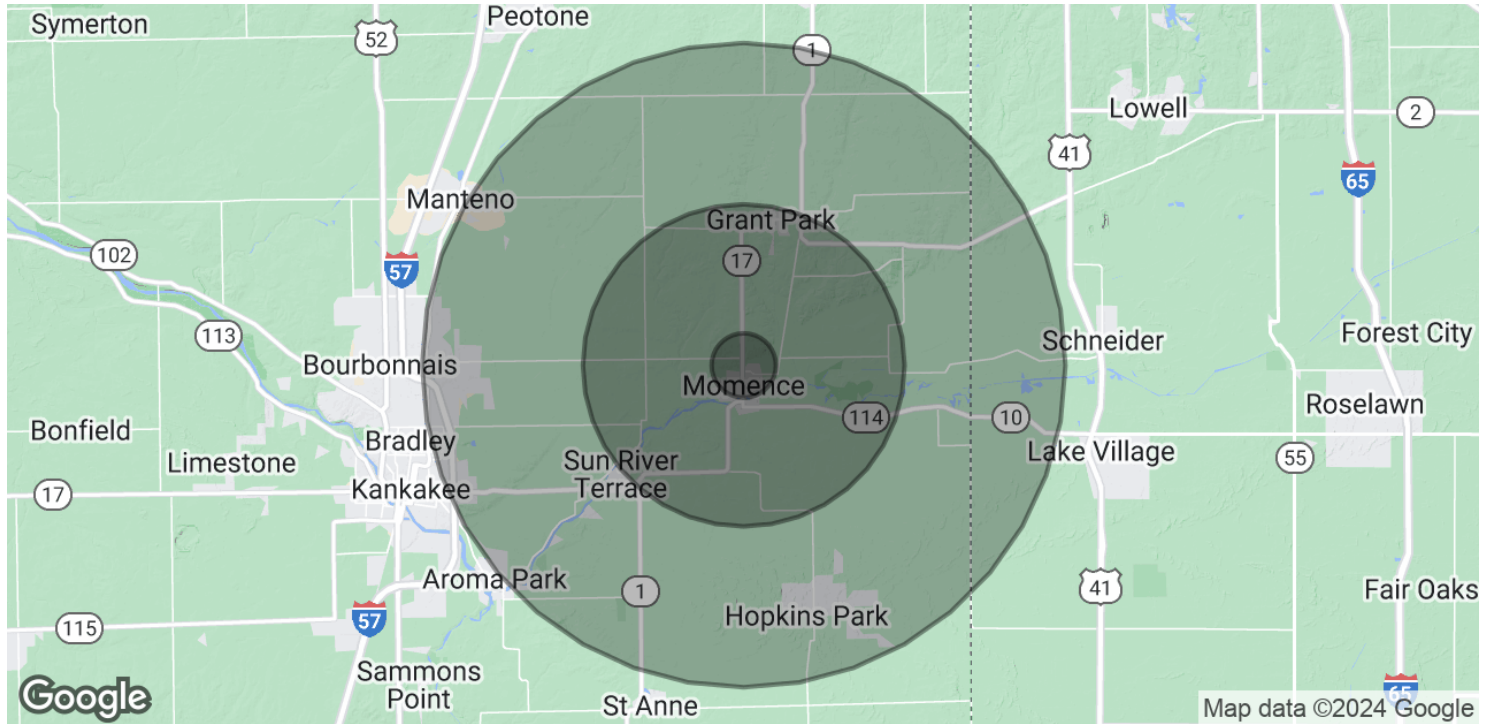
The information contained herein, we believe, has been obtained from reasonably reliable sources, and we have no reason to doubt the accuracy of such information; however, no warranty or guarantee either expressed or implied, is made with respect to the accuracy thereof. All such information submitted is subject to error, omissions, or changes in conditions, prior to sale, lease, or withdrawal without notice. All information contained herein should be verified to the satisfaction of the persons relying thereon.



FOR SALE

# MOMENCE - 4 COMMERCIAL LOTS ON PRIME CORNER

110 - 176 Stirling Pl., Momence, IL 60954



## POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	220	5,214	27,988
Average Age	43.6	42.5	40.1
Average Age (Male)	42.6	42.0	39.5
Average Age (Female)	44.6	42.4	40.2

## HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	81	1,910	10,546
# of Persons per HH	2.7	2.7	2.7
Average HH Income	\$58,641	\$59,622	\$61,246
Average House Value	\$171,910	\$165,338	\$163,738

\* Demographic data derived from 2020 ACS - US Census

### McCOLLY BENNETT COMMERCIAL ADVANTAGE

29 Heritage Dr  
Bourbonnais, IL 60914  
P: 815.929.9381  
mccollycre.com

BUCK TAMBLYN  
BROKER  
815.549.4301  
bucktamblyn@mccolly.com

JEFF BENNETT  
PARTNER  
815.922.6505  
jbennett@mccolly.com

The information contained herein, we believe, has been obtained from reasonably reliable sources, and we have no reason to doubt the accuracy of such information; however, no warranty or guarantee either expressed or implied, is made with respect to the accuracy thereof. All such information submitted is subject to error, omissions, or changes in conditions, prior to sale, lease, or withdrawal without notice. All information contained herein should be verified to the satisfaction of the persons relying thereon.

**Land**

Status: **NEW**  
 Area: **954**  
 Address: **110-176 Stirling Pl, Mokena, IL 60954**  
 Directions: **North out of Mokena on Rt's 1 & 17. Across the road from Berkot's Grocery Store.**

MLS #: **11343066**List Date: **03/09/2022**List Dt Rec: **03/09/2022**List Price: **\$295,000**Orig List Price: **\$295,000**

Sold Price:

Sold by:

Closed:

Contract Date:

Off Market:

Financing:

Dimensions: **532 X 280**Ownership: **Fee Simple**

Subdivision:

Corp Limits: **Mokena**Township: **Mokena**

Coordinates:

Grid #: **10**

Rooms:

Bathrooms /  
(full/half):

Bedrooms:

Master Bath:

Basement:

Bmt Bath: **No**Mobility Score: - **?**

Rental Price:

Rental Unit:

Mkt. Time (Lst./Tot.): **3/3**

Concessions:

Contingency:

County: **Kankakee**

# Fireplaces:

Parking:

Garage Type:

# Spaces: **0**

Remarks: **MOKENA - FOR SALE - FOUR COMMERCIAL LOTS ON PRIME CORNER. Zoned B-2 Business (General Retail and Wholesale Services). All utilities available. Adjacent to Berkots Grocery Store, very visible location with many great potential uses. Traffic Count over 8,000 VPD! Call today!**

**School Data**Elementary: **(1)**Junior High: **(1)**High School: **(1)****Assessments**Special Assessments: **No**Special Service Area: **No****Tax**Amount: **\$57.60**PIN: **05111810200300**Mult PINs: **(See Agent Remarks)**Tax Year: **2020**Tax Exmps: **None****Miscellaneous**Waterfront: **No**Acreage: **3.25**Appx Land SF: **141570**Front Footage: **532**

# Lots Avail:

Farm: **No**Bldgs on Land?: **No**Zoning Type: **Commercial**Actual Zoning: **B-2**

Laundry Features:

Lot Size: **3.0-3.99 Acres**Lot Size Source: **County Records**

Pasture Acreage:

Tillable Acreage:

Wooded Acreage:

Lot Desc: **Corner, Level, Streetlights**Land Desc: **Level**

Land Amenities:

Farms Type:

Bldg Improvements:

Current Use: **Commercial**Potential Use: **Commercial, Office and Research, Retail, Other**Location: **Corner**Known Liens: **None Known**

Ownership Type:

Frontage/Access: **City Street**

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:

Type of House:

Style of House:

Basement Details:

Construction:

Exterior:

Air Cond:

Heating:

Utilities to Site: **Electric Nearby, Gas Nearby, Sanitary Sewer to Site, Water to Site**General Info: **Commuter Bus**Backup Package: **No**

Backup Info:

Possession: **Closing**

Sale Terms:

Broker Private Remarks: Multiple Parcels - Tax amount includes: **05111810200300/\$14.40, 05111810200400/\$14.40, 05111810200500/\$14.40, 05111810200600/\$14.40**

Internet Listing: **Yes**VOW AVM: **Yes**Listing Type: **Exclusive Right to Sell**Coop Comp: **2.5% - \$395 (on Gross SP)**Showing Inst: **Drive by to view.**Owner: **Owner of Record**Broker: **McColly Bennett Real Estate (94050) / (815) 929-9381**List Broker: **Jay Tamblyn (940284) / (815) 549-4301 / bucktamblyn@mccolly.com**CoList Broker: **Jeffrey Bennett (940015) / (815) 922-6505**Remarks on Internet?: **Yes**VOW Comments/Reviews: **Yes**Holds Earnest Money: **Yes**Addl. Sales Info.: **None**

Cont. to Show?:

Ph #:

Addr on Internet?: **Yes**Lock Box: **None** (Located at **None**)Special Comp Info: **None**

Broker Notices:

Expiration Date: **03/09/2023**Broker Owned/Interest: **No**More Agent Contact Info: **815-549-4301**

Copyright 2022 MRED LLC - The accuracy of all information, regardless of source, including but not limited to square footages and lot sizes, is deemed reliable but not guaranteed and should be personally verified through personal inspection by and/or with the appropriate professionals.

NOTICE: Many homes contain recording devices, and buyers should be aware that they may be recorded during a showing.

MLS #: 11343066

Prepared By: Jay Tamblyn | McColly Bennett Real Estate | 03/11/2022 11:18 AM



