

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
jbennett@mccolly.com

FOR SALE

MOMENCE - 4 COMMERCIAL LOTS ON PRIME CORNER

110 - 176 Stirling Pl., Momence, IL 60954

McCOLLY BENNETT
COMMERCIAL *advantage*



Sale Price **\$249,900**

PROPERTY OVERVIEW

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

OFFERING SUMMARY

Zoning: B-2

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

Lot Size: 3.5 Acres

Traffic Count over 8,000 VPD! Call today!

Price / Acre: \$71,400

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

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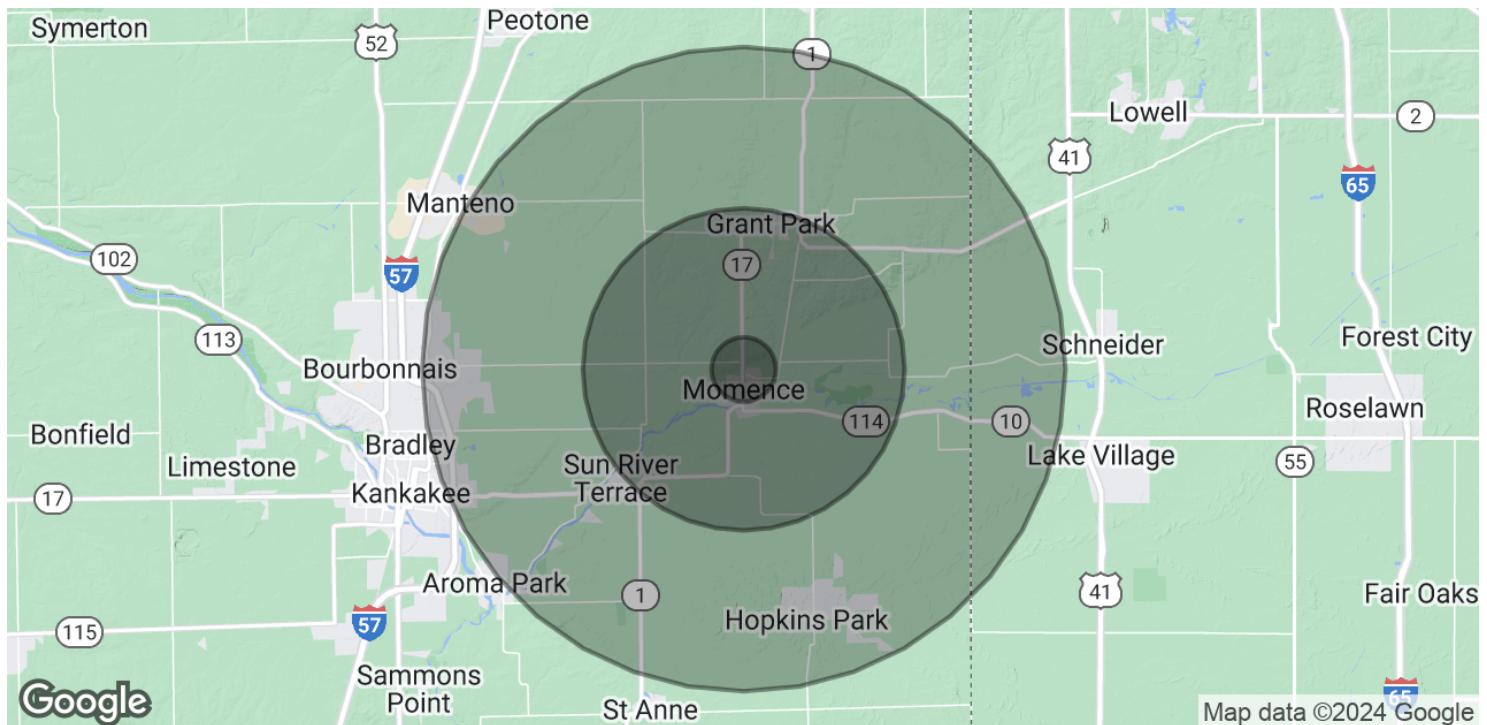
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POPULATION

	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

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Land	MLS #: 11343066 Status: NEW Area: 954 Address: 110-176 Stirling Pl, Momence, IL 60954 Directions: North out of Momence on Rt's 1 & 17. Across the road from Berkot's Grocery Store.	List Price: \$295,000 Orig List Price: \$295,000 Sold Price:
Sold by:	Contract Date:	Rental Price:
Closed:	Financing:	Rental Unit:
Off Market:	Subdivision:	Mkt. Time (Lst./Tot.): 3/3
Dimensions: 532 X 280	Township: Momence	Concessions:
Ownership: Fee Simple	Grid #: 10	Contingency:
Corp Limits: Momence	Bathrooms / (full/half):	County: Kankakee
Coordinates:	Rooms:	# Fireplaces:
	Bedrooms:	Parking:
	Basement:	
	Master Bath:	Garage Type:
	Bmt Bath: No	# Spaces: 0
Mobility Score: -		

Remarks: **MOMENCE - 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**

Type of House:

Style of House:

Driveway:

Road Surface: **Asphalt**

Basement Details:

Rail Availability:

Tenant Pays:

Construction:

Min Req/SF (1):

Min Req/SF (2):

Exterior:

Other Min Req SF:

Lease Type:

Air Cond:

Loans:

Equity:

Utilities to Site: **Electric Nearby, Gas Nearby, Sanitary Sewer to Site, Water to Site**

Relist:

Seller Needs:

General Info: **Commuter Bus**

Seller Will:

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: **Jeffry 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**

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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

