



# 9204 Haligus Rd

HUNTLEY, IL



## OFFERING MEMORANDUM

*PRESENTED BY:*

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9204 HALIGUS RD

# PROPERTY INFORMATION

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PROPERTY SUMMARY

PROPERTY DETAILS

ADDITIONAL PHOTOS

PLAT MAP



# Property Summary



## PROPERTY DESCRIPTION

Discover a prime investment opportunity with this charming property located in the sought-after Huntley area. This well-maintained property offers endless potential for a multifamily investor. With a prime location, this property provides a desirable address for prospective tenants seeking a blend of comfort and convenience. Don't miss the opportunity to capitalize on this property's promising features and its potential for lucrative returns in the thriving Huntley market.

## PROPERTY HIGHLIGHTS

- Single parcel
- Prime location in Huntley area
- Ideal for Multifamily developers and Investors

## OFFERING SUMMARY

Sale Price:	\$899,000
Number of Units:	1
Lot Size:	5 Acres

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	146	446	3,028
Total Population	488	1,483	10,279
Average HH Income	\$186,741	\$174,932	\$178,242



# Property Details

Sale Price

**\$899,000****PROPERTY INFORMATION**

Property Type	Land
Property Subtype	Multifamily
Zoning	A1
Lot Size	5 Acres
APN #	18-22-200-004

**LOCATION INFORMATION**

Street Address	9204 Haligus Rd
City, State, Zip	Huntley, IL 60142
County	Mchenry

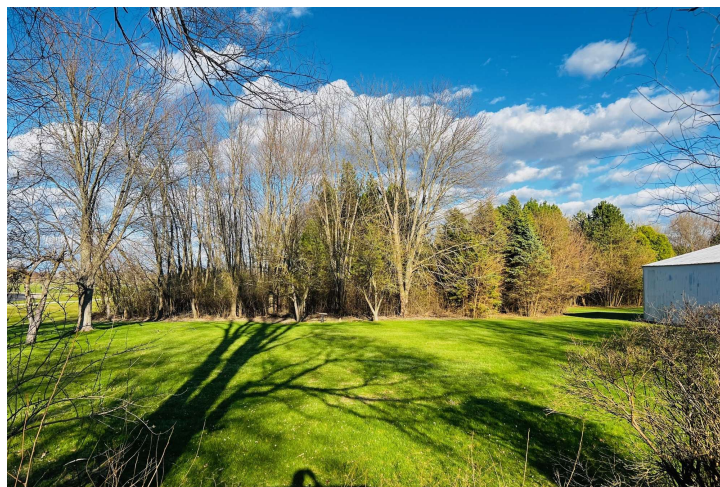
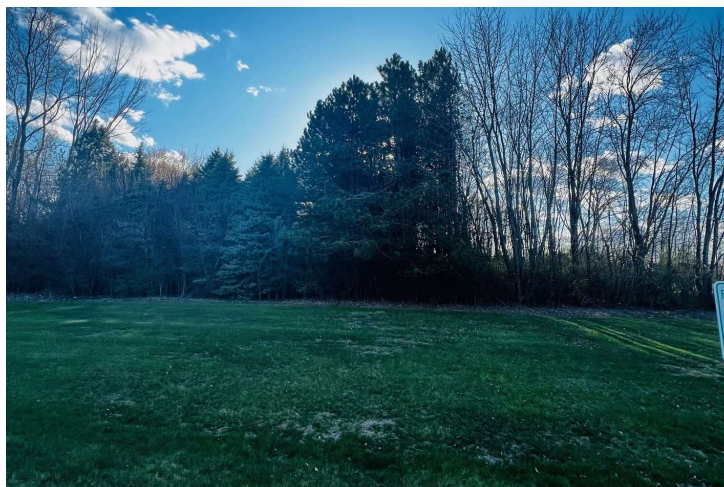
**BUILDING INFORMATION**

Building Size	3,032 SF
Year Built	1963
Number of Lots	1
Best Use	Multifamily
Number of Buildings	1





## Additional Photos



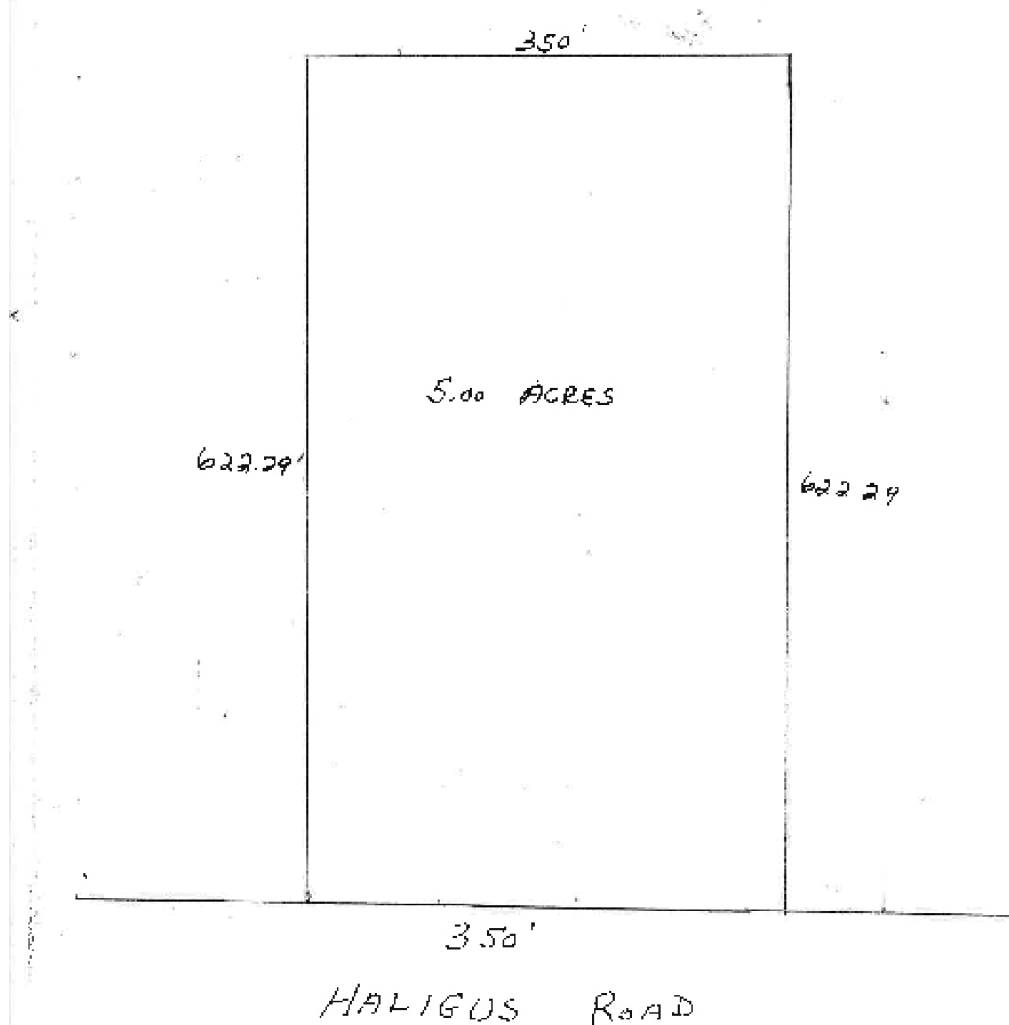


# Plat Map

COLEMAN LAND COMPANY

## PLAT MAP

Owner/Client:	LUETH	File No.	6152 LUETH
Property Address	9204 HALIGUS ROAD		
City	HUNTLEY	County	MCHEERY
State	IL	Zip Code	60142
Lender			



9204 HALIGUS RD

# LOCATION INFORMATION

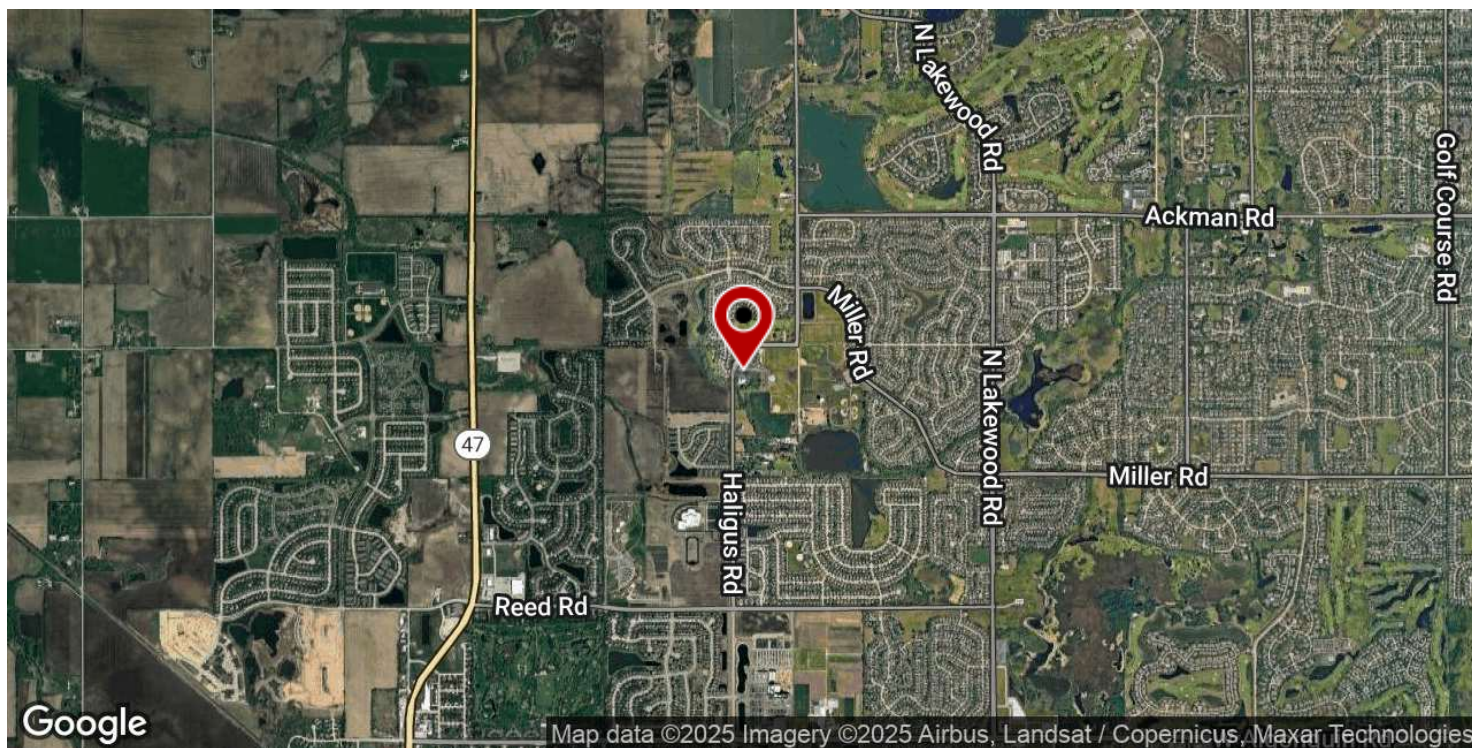
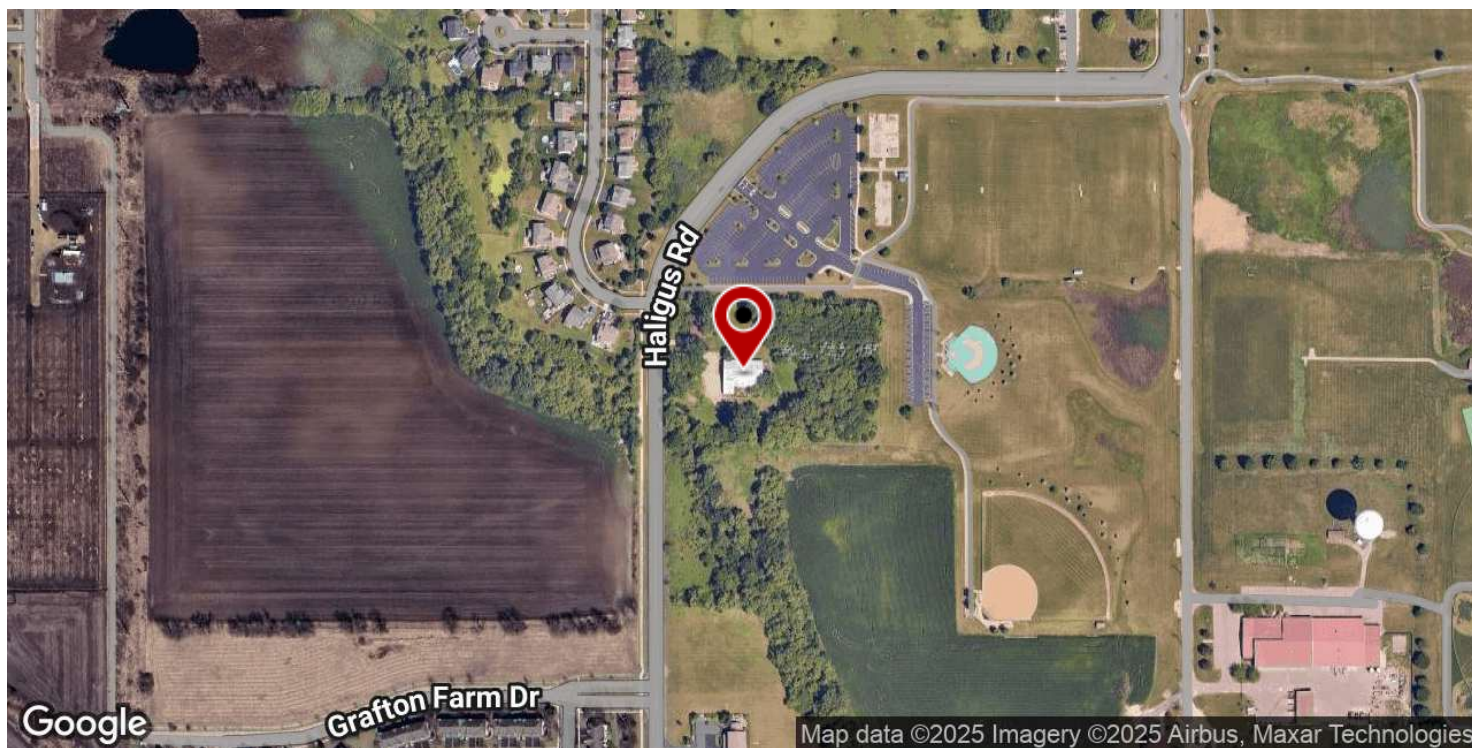
# 2

LOCATION MAP

RETAILER MAP



## Location Map





# Retailer Map





9204 HALIGUS RD

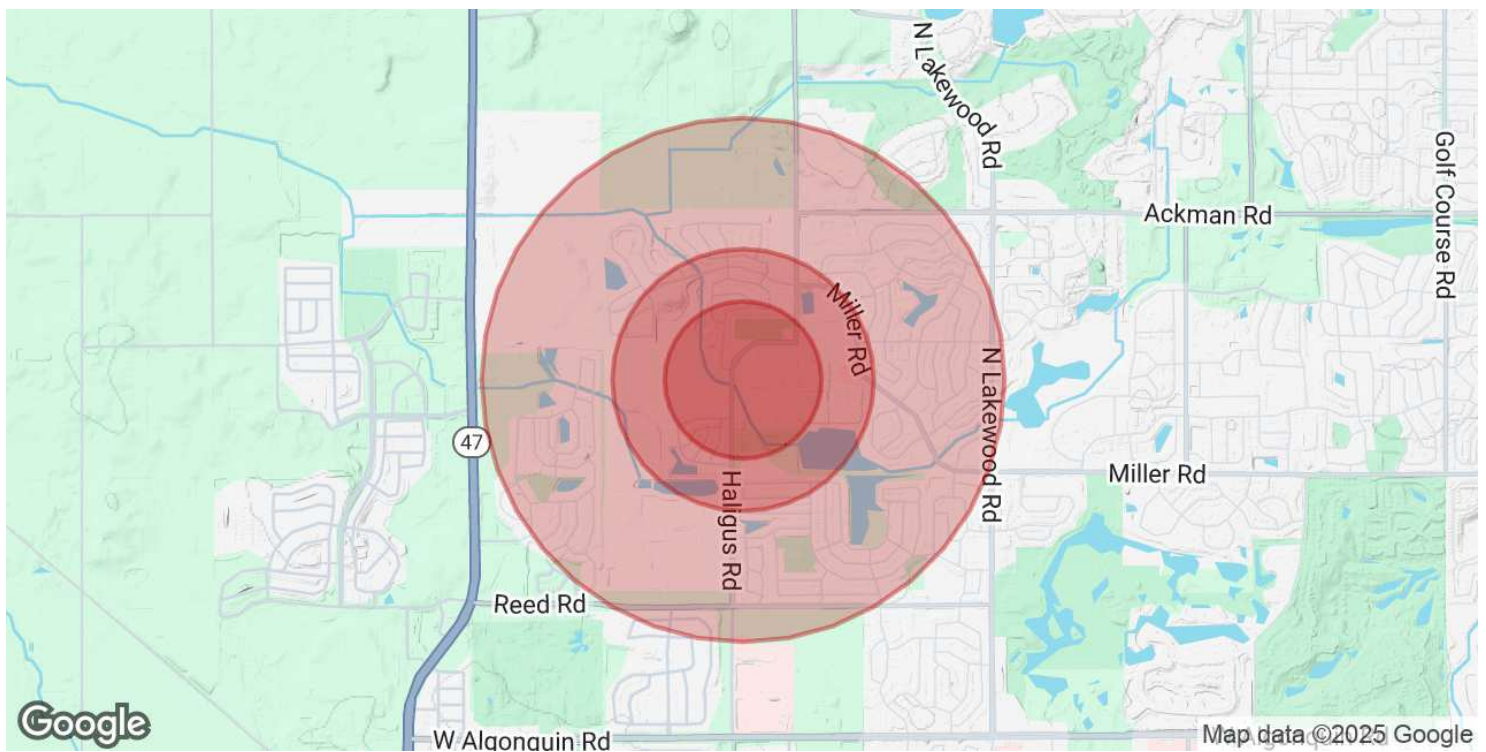
# DEMOGRAPHICS

# 3

DEMOGRAPHICS MAP & REPORT



# Demographics Map & Report



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	488	1,483	10,279
Average Age	35	35	35
Average Age (Male)	35	35	35
Average Age (Female)	35	36	36

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	146	446	3,028
# of Persons per HH	3.3	3.3	3.4
Average HH Income	\$186,741	\$174,932	\$178,242
Average House Value	\$340,689	\$326,578	\$321,665

Demographics data derived from AlphaMap

