

For Sale

Spring Grove/Richmond, Illinois

6.71 Acres

PROPERTY SPECIFICS:

- Location: 2919 E. Route 173
Richmond, Illinois 60071
- Land Size: 6.71 Acres (292,287 sf)
- Dimensions: 448' x 651' x 448' x 651'
- Sewer & Water: Well and Septic
- Zoning: B-2, Village of Spring Grove
- Topography: Flat
- PIN #: 04-12-300-022
- Real Estate Taxes: \$6,495 (2005)
- Sale Price: \$1,418,000 (\$4.85psf)



Land for Development

Zoned Commercial

DESCRIPTION OF PROPERTY:

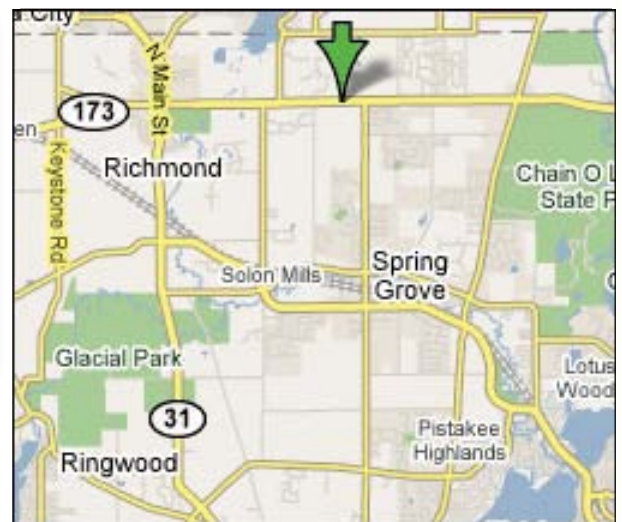
6.71 acres located on Route 173 in a rapid growth area. This site is located near a number of residential developments. This property currently includes a charming 4-bedrooms/ 3-full bathrooms and 2-½ bathrooms home built in 1990 and upgraded in 2002; a 40' X 80' barn with a new roof (as of 2006); and a shed. The owners of this property are currently operating a country store from the barn. This site would make a great location for a commercial center or a tradesman's workshop.

STRONG DEMOGRAPHICS:

	5 Mile	8 Miles	10 Miles
Population	26,004	84,291	151,588
Average HH Income	\$85,091	\$80,723	\$80,974

TRAFFIC COUNTS:

8,100 vehicles per day (doubling in summer months)



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All information herein is from sources deemed reliable but not guaranteed accurate.
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The owners of this property are currently operating a country store from the (40' X 80') barn.



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