

FOR SALE

'1.3 ACRE COMMERCIAL OUTLOT'
11011 ROUTE 47, HUNTLEY, IL

PROPERTY HIGHLIGHTS

- **PRICE | \$400,000**
- **210' FRONTAGE ALONG ROUTE 47**
- **UTILITIES STUBBED TO SITE**
- **DOWNTOWN BUSINESS DISTRICT**
- **EXCELLENT EXPOSURE**
- **ZONED B3**
- **22,000 VPD- ROUTE 47**
- **IDEAL FOR FAST FOOD, RETAIL, OFFICE**
- **MAY BE COMBINED WITH ADJACENT .86 ACRES**



Tim Billimack
Managing Broker
815.355.0196



Blue Chip Commercial Real Estate, 1410 Lake Avenue, Village of Lakewood, IL 60014
www.bluechipcommercialre.com

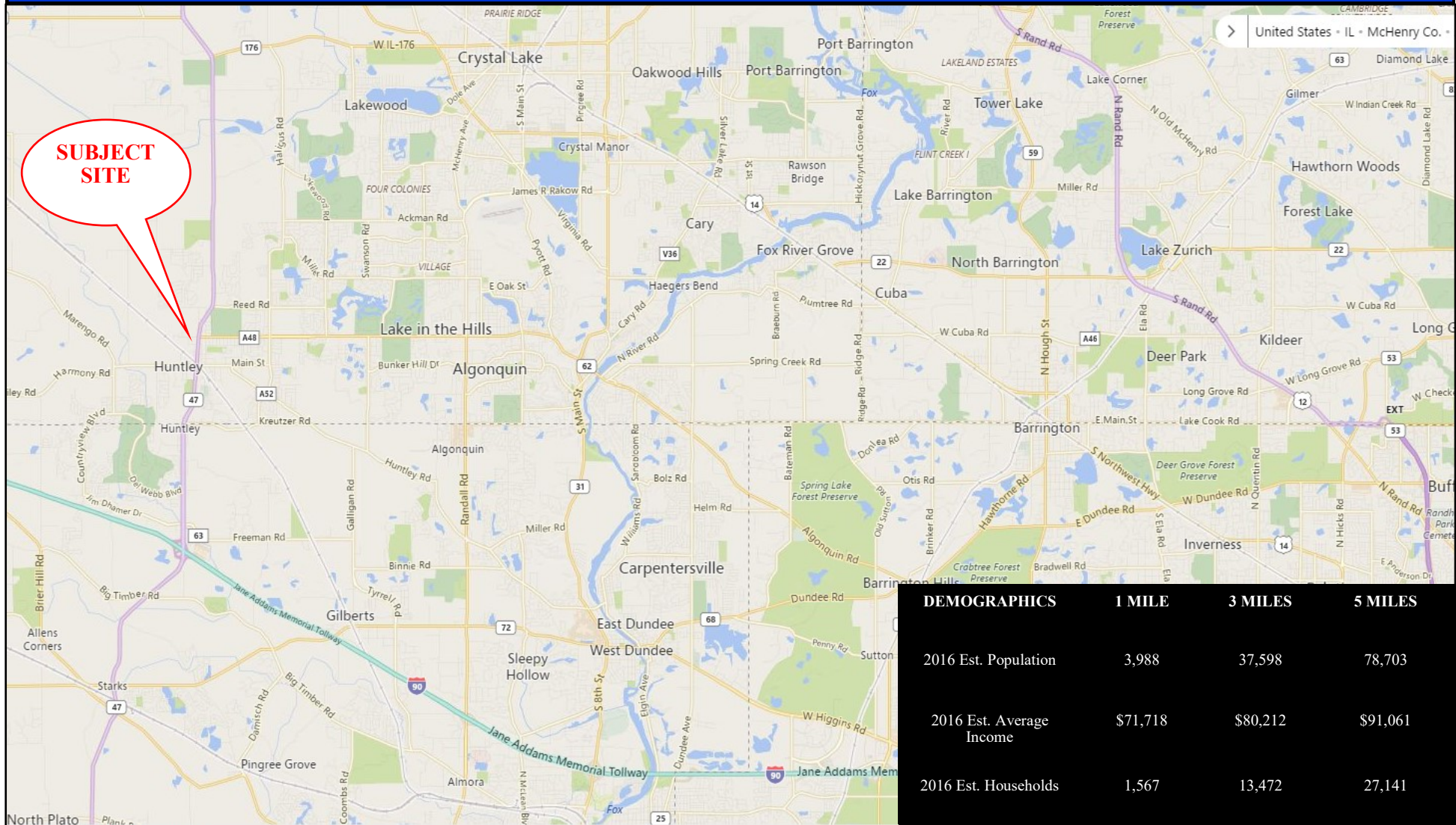
CENTRAL BUSINESS DISTRICT



**MAY BE COMBINED WITH
SUBJECT SITE
(.86 Acres)**

**SUBJECT SITE
1.3 ACRES**

STREET MAP & DEMOGRAPHICS



Tim Billmack
Managing Broker
815.355.0196
billmackt@gmail.com

Disclaimer: Blue Chip Commercial Real Estate, LLC is the owner's designated agent and makes no warranties or representations as to the accuracy or completeness of this information contained herein. The information has been obtained through sources deemed reliable; however, it is up to the purchaser to conduct due diligence prior to sale or lease.