

ROUTE 14 & NORTHFIELD AVE HARVARD, IL 60033

FOR SALE

MLS #10622196

October 16, 2020



Aerial



Map

COMMERCIAL LAND - 7.23 ACRES

\$205,000 (65¢ psf)

DESCRIPTION

Superbly priced city of Harvard owned L-shaped, B-2 zoned land, wrapped around Shell Gas, Harvard State Bank and Dollar General, and backed up to residential. 272' frontage on Route 14 and 269' frontage on Northfield Avenue. Ideal for mixed-use project, located in an Enterprise Zone which provides significant benefits to a developer. With the Northfield Court Apartments behind this property, a self-storage project is possible with a special use permit. Easy city to work with, who will lay out the red carpet for you and doesn't know the meaning of red tape. MAI appraisal on file at the asking price. Only 65¢ psf.

SPECIFICATIONS

Description	L-Shaped Commercial Parcel
Land Size	7.23 Acres (314,939 SF)
Topography	Level
Environmental Status	TBA
Utilities	To Site
Sewer/Water	City
Frontage Dimensions	272' on Route 14 269' on Northfield Ave.
Zoning	B-2
Real Estate Taxes	TBD (Currently exempt)
PIN Number	01-26-451-026
Possession	At Closing

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	6,727	10,686	12,567
Avg Household Income	\$44,839	\$49,397	\$52,148
Daily Traffic Counts: 10,900 (Route 14)			

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BRUCE KAPLAN
Senior Broker
Office: 847-854-2300 Ext 20
Cell: 847-507-1759

BruceK@PremierCommercialRealty.com

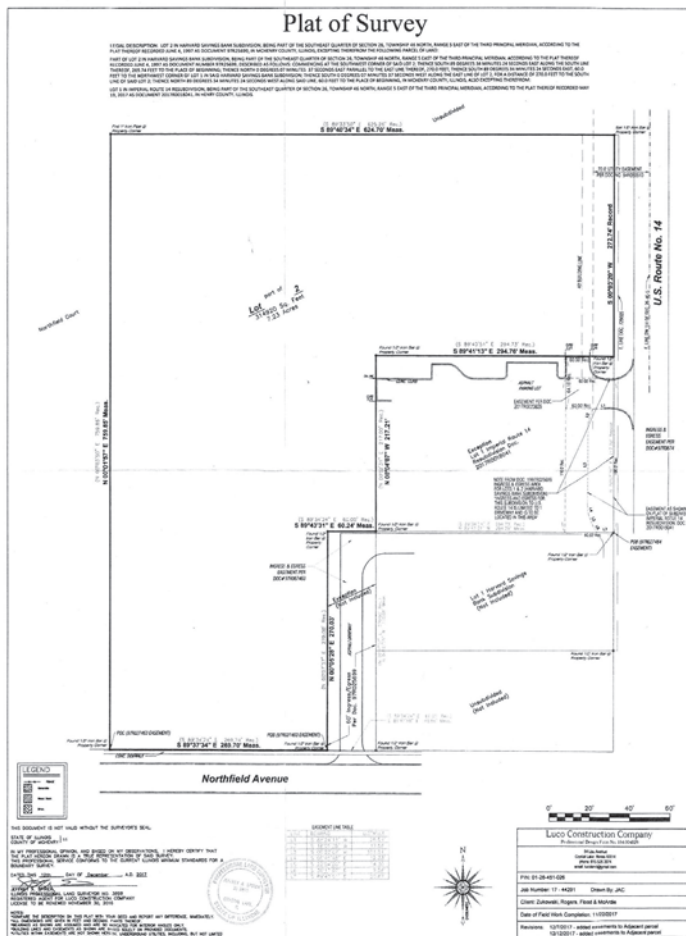
9225 S. IL Route 31
Lake in the Hills, IL 60156
www.PremierCommercialRealty.com
Office: 847-854-2300 | Fax: 847-854-2380

KEVIN KAPLAN
Associate Broker
Office: 847-854-2300 Ext 13
Cell: 309-261-0920

KevinK@PremierCommercialRealty.com

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