

FOR SALE – 2 - Fully Improved Sites – OSWEGO, IL



Property:

TWO (2) PARCELS 2 ACRE AND 2.37 ACRE ADJACENT SITES FULLY IMPROVED ... OFF-SITE DETENTION ... LOCATED IN THE KENDALL POINT BUSINESS PARK, OSWEGO, IL

Dimensions:

LOT 2: Site has approximately 168' of frontage on Kirkland Circle, and has approximately 381' of frontage on Route 30 with an address of 174 Kirkland Circle, Oswego, IL 60506.

LOT 9: Site has approximately 189' of frontage on Kirkland Circle, and has approximately 381' of frontage on Route 30 with address of 176 Kirkland Circle, Oswego, IL 60506.

Sites are located in the Kendall Point Business Center situated approximately 1/2 mile west of the Route 30 / Route 34 intersection. The business center is accessed from Route 34 at the signalized intersection of Kendall Point Drive.

Legal Description:

Lot #2 in Kendal Point Business Center, Unit 34 in the Village of Oswego, Kendal County, Illinois

Lot 9 in Kendall Point Business Center Unit 3 Subdivision Plat in the Village of Oswego, Kendall County, Illinois

MORKEN & ASSOCIATES

**BROKERAGE
DEVELOPMENT
MANAGEMENT**

Parcel #/RE Taxes:

**Lot 2: 03-02-151-014 - \$5,862.94 (2015 payable in 2016)
Lot 9: 03-02-151-019 - \$5,935.06 (2015 payable in 2016)**

Sale Price:

**Lot 2: \$305,000.00 or \$3.50 psf
Lot 9: \$310,000.00 or \$3.00 psf**

Comments:

The sites have been graded and utilities; (sewer & water) are at the property lines. The lot is ready to build - offsite detention provided! Zoned M-2 General Manufacturing District, Village of Oswego, IL.

**For Information, Contact Steve Morken, Exclusive Agent
630-567-7800 – Cell**