

FOR SALE

5 ACRES

21016 U.S. Hwy 14 Harvard, IL 60033



PROPERTY DESCRIPTION

5 acres of land with house and pole barn, along US Hwy 14 in Harvard, IL, McHenry County. 425 feet of frontage along US Hwy 14.

PROPERTY HIGHLIGHTS

- Zoned B1 with F and G variations for Light Lumber Yard and Machine Shop up to 12 people
- Potential for B3 zoning (i.e. Auto repair, truck parking, greenhouse/nursery, landscape business, warehouse) as property next door is zoned B3.
- 5,376 SF Pole Barn (unheated) approximately 48' x 112'
- 3,024 SF all brick building built out as office space and half as residential with 3 baths - 2 upstairs and 1 down in walkout at lower level.
- 400 AMP Service .
- Potential to be a contractor's storage yard with business office.

OFFERING SUMMARY

Sale Price:

Contact Broker

Lot Size:

5 Acres

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	132	4,412	19,992
Total Population	386	12,514	52,746
Average HH Income	\$101,631	\$84,565	\$96,900

Sandra True
630 248 7518

Brian Blackmore
630 207 8292



COLDWELL BANKER
COMMERCIAL
REALTY

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RETAILER MAP

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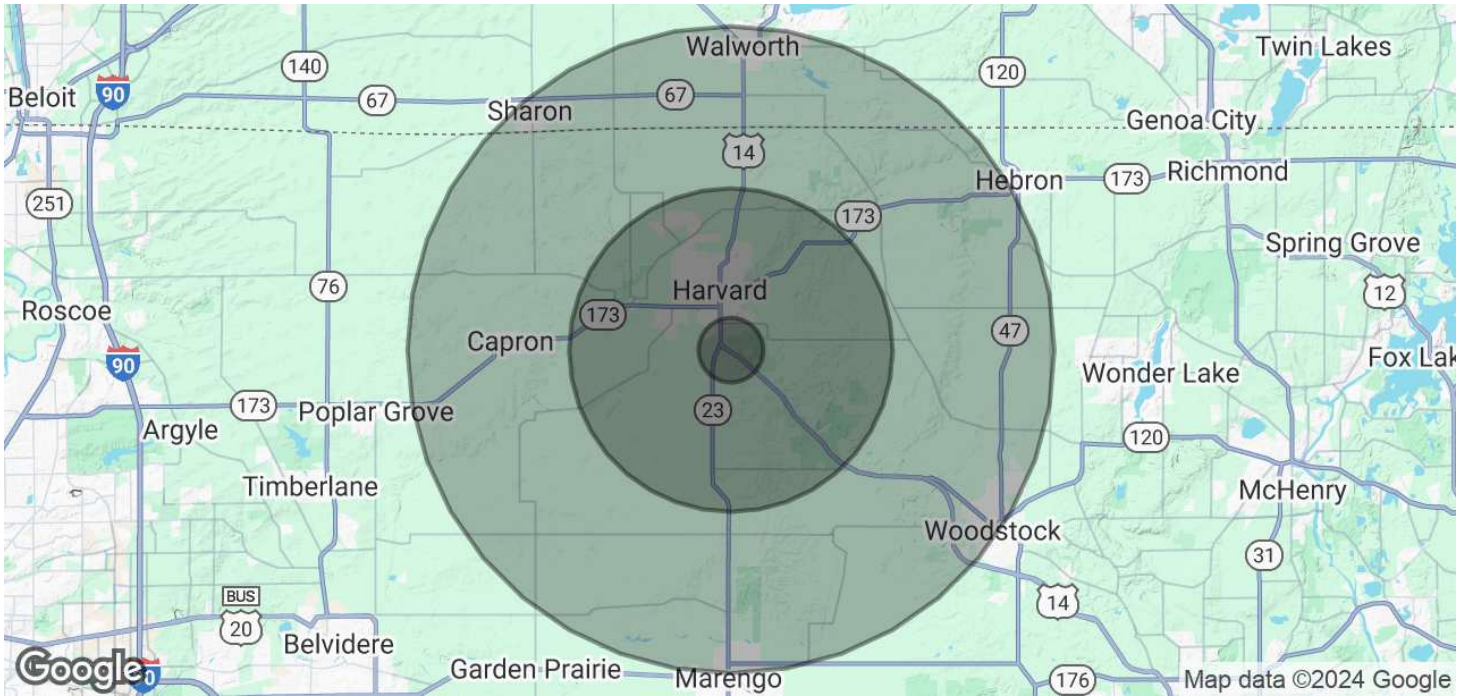


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DEMOGRAPHICS

21016 U.S. HWY 14

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POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	386	12,514	52,746
Average Age	37	38	41
Average Age (Male)	36	37	40
Average Age (Female)	38	39	42

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	132	4,412	19,992
# of Persons per HH	2.9	2.8	2.6
Average HH Income	\$101,631	\$84,565	\$96,900
Average House Value	\$268,096	\$228,669	\$266,164

Demographics data derived from AlphaMap

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