



## PROPERTY PROFILE LAND

### 1.97 ACRE LAND SITE

Ridgeview Drive and Bolger Ct.

McHenry, IL 60050

Location/Dimensions:	Bolger Ct. rectangle shaped property approx. 313' X 263' (lots 6,7, & 8 McHenry Corporate Center Unit 5 resub of lot 2)		
Present Use:	Vacant Lot		
Zoning:	Industrial		
Access:	Rte. 31/Bull Valley Road		
Available Use:	Commercial, Industrial, Office, Multi-use		
Divisible:	No		
Utilities:	Sewer:	Yes	
	Water:	Yes	
	Gas:	Yes	
Plat Available:	Yes		
	Offsite Retention:	Yes	
	Topography:	No	
	Soil Borings:	No	
	Engineering Study:	No	
Real Estate Taxes:	\$2,692 (2012 taxes)		
Sale Price:	\$325,000 (\$3.79 P.S.F.) <b>recently reduced</b>		
Comments:	The property is located in McHenry Corporate Center, with easy access to Bull Valley Road and Rte. 31. It is at a higher dry elevation and is graded and zoned for immediate economical development.		

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