

**2.6 ACRE
VACANT COMMERCIAL LOT**

**NORTH PEACE ROAD
DEKALB, ILLINOIS**

MILNER & ASSOCIATES
615 SYCAMORE ROAD
DEKALB, ILLINOIS 60115
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MILNER AND ASSOCIATES, INC.

Milner and Associates Commercial Real Estate, Inc., is a full service commercial real estate firm located in DeKalb County. The company is actively involved in the selling, leasing and development of Commercial, Industrial, Retail and Multi-Family properties. Milner and Associates has helped individuals, corporations and partnerships meet their commercial and investment real estate goals for over 25 years. Their expertise in the DeKalb market area is inestimable in evaluating area investment, expansion, relocation and development.

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CONFIDENTIALITY AND CONDITIONS AGREEMENT

Acceptance hereof is acknowledgment that the Market Report was prepared solely for the use of prospective purchasers in determining their intention with respect to the potential of acquisition of the vacant lot property located on **North Peace Road, DeKalb, Illinois.**

Any sketches, plats, or drawings included in this Market Report are included to assist the reader in visualizing the property. Milner & Associates, Inc. has made no survey of the property or properties referenced in this report.

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PROPERTY INFORMATION: 2.648 ACRE LOT, PEACE ROAD, DEKALB

Location: This 2.648 acre Commercial lot is located on Peace Road just north of the intersection of Peace Road and Pleasant Street in DeKalb. It has 270 linear feet of frontage on Peace Road and is in close proximity to the DeKalb Municipal Airport, Park 88 Industrial Park, and within 2 miles of the full interchange at Peace and I-88. (Please refer to the enclosed map)

Description: The lot's dimensions are 270.85 x 392.17 x 240 x 518.06 with an estimated acreage of 2.648.

Access: The primary access is from Peace Road. There is a curb cut currently in place to access this lot.

Average Daily Traffic: The average daily traffic count is 17,100.

Topography: The topography is level at approximately road grade.

Enclosures: An aerial is included in this brochure.

Zoning: The zoning is Commercial.

Utilities:	Water/Sewer	City of DeKalb:	(815) 748-2050
	Electricity:	ComEd:	(800) 334-7661
	Gas:	Nicor:	(800) 642-6748
	Telephone:	Verizon:	(800) 483-5000

Real Estate Tax I.D.: 08-24-201-021

Real Estate Taxes: 2009 taxes were \$7,167.76

Asking Price: \$350,000.00

Peace Rd.

950
North
Peace Rd.

Parcel No.
0824201021

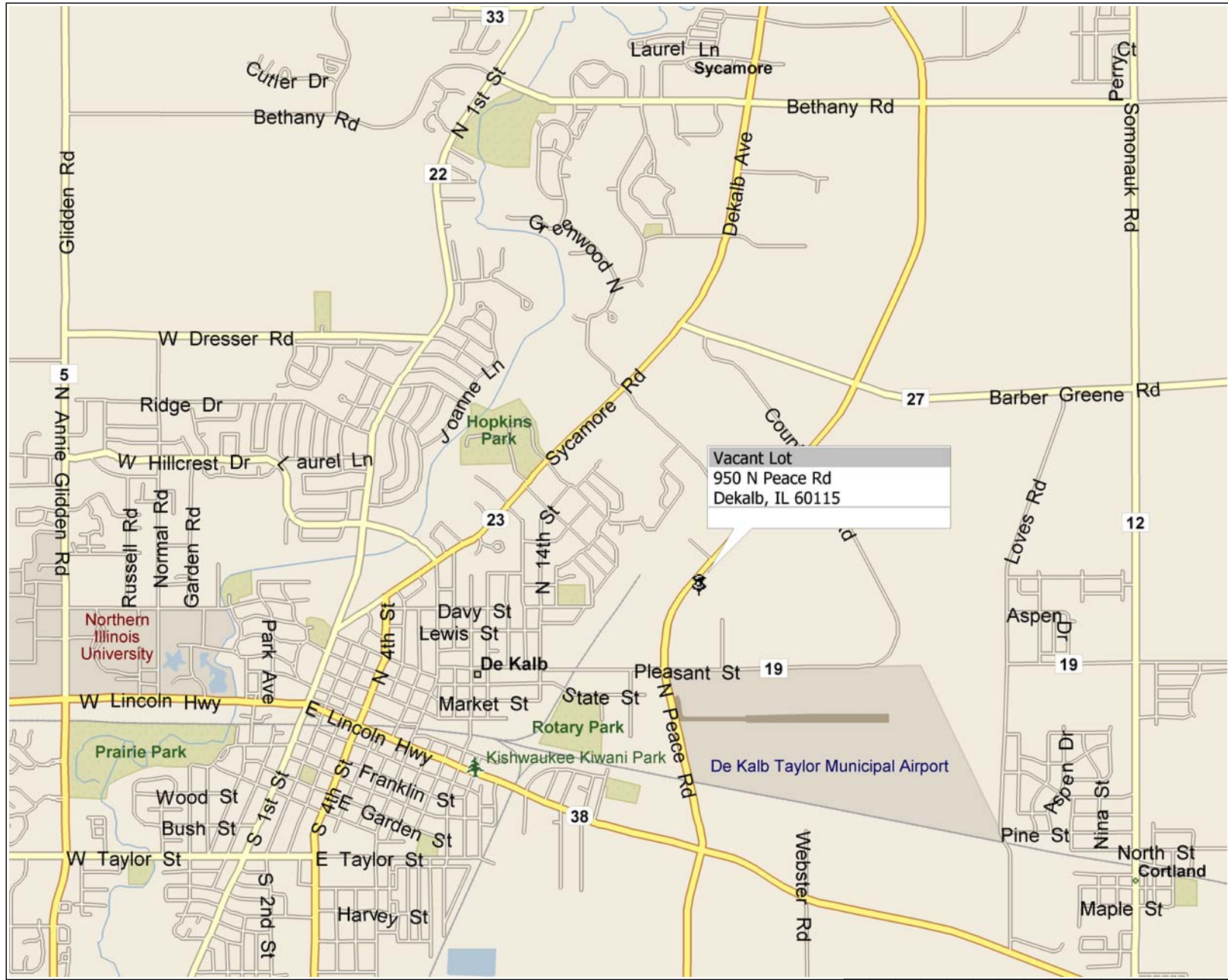
Sycamore Rd / Route 23

Peace Rd.

Pleasant St.

Parcel No.
0824201021

950 North Peace Road Vacant Lot



DeKalb County, Illinois

