832 OAK MANOR DRIVE

MARENGO

@properties | CHRISTIE'S INTERNATIONAL REAL ESTATE

TAXES: $1,669

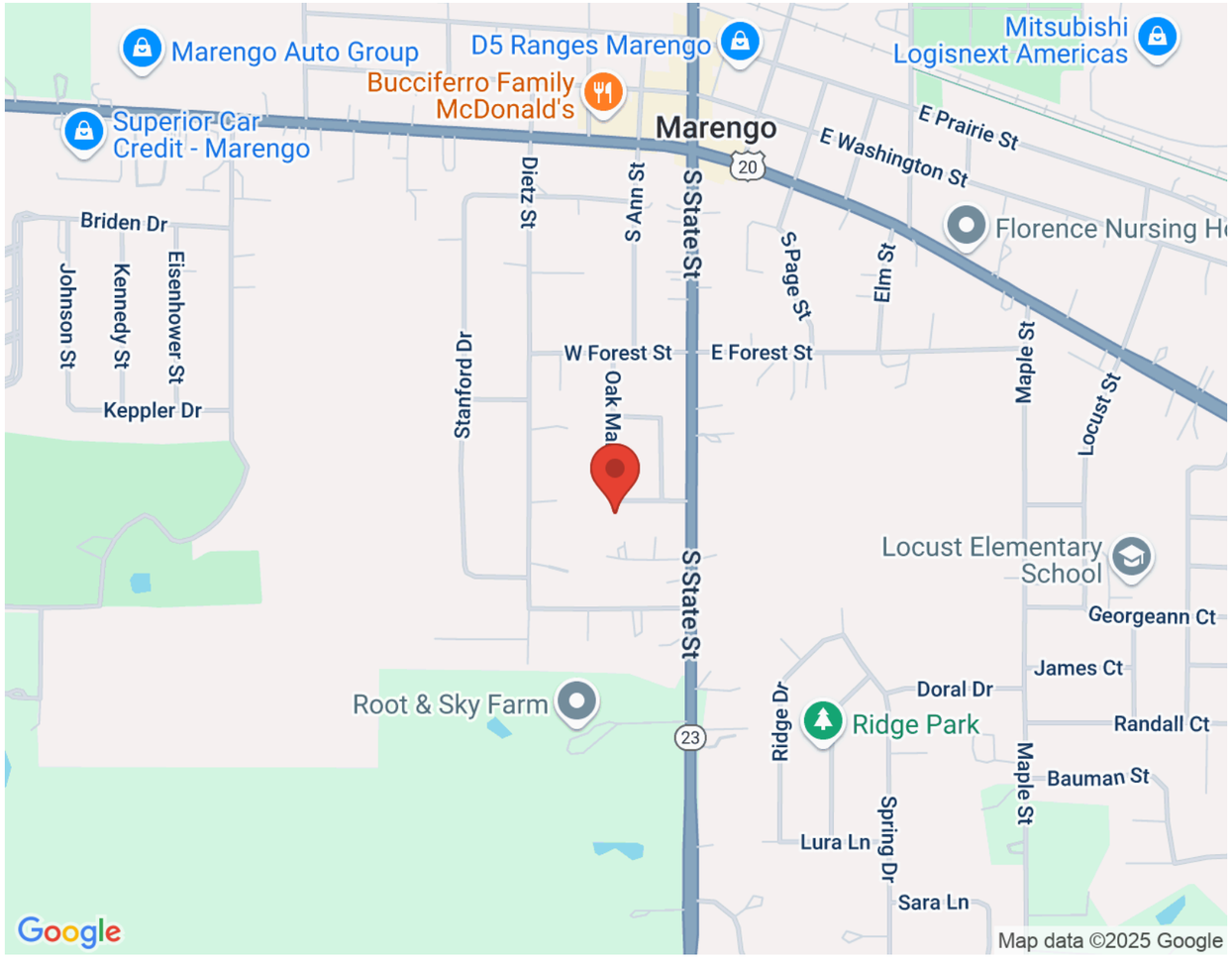
LARGE BUILDABLE LOT IS BEAUTIFUL RESIDENTIAL NEIGHBORHOOD

- The 18,354 square foot site is located high on a hill at 832 Oak Manor Dr in an established neighborhood of nice homes within walking distance to the downtown shopping area.
- The site is a single, platted irregular parcel which is slightly larger than most in the neighborhood, has access to sewer / water / natural gas / electric all at the street.
- The site fronts to a paved (asphalt) street with concrete curb and gutters sand sidewalk.
- The site currently is grass covered with some older existing trees and bushes, and slopes downward from front to rear which can allow for a walkout basement feature.
- The site is developable for a single family and is offered "as-is" condition with no adverse soils or sub-surface issues, and applicable building permit from the City of Marengo.

A FRIENDLY COMMUNITY WITH A BOOMING MANUFACTURING AND BUSINESS INDUSTRY, THE CITY OF **MARENGO** HAS EXPERIENCED CONTINUAL GROWTH OVER THE PAST 20 YEARS.

Marengo is committed to historical preservation, with several buildings designated as historical landmarks. Homes in the area showcase Greek Revival, Italiante, and Victorian architecture that dates back to the mid-1800s. History buffs also appreciate the Illinois Railway Museum in the neighboring Village of Union, which is considered Marengo's twin community.

The Marengo Ridge Conservation Area is one of the city's most treasured amenities with over 800 acres of oak and hickory woodlands and five miles of hiking trails. Picnic areas and a campground are also found on site. The 3.2-mile Huntley-Union-Marengo Trail is another recreational amenity that local runners, bicyclists, and dog walkers alike enjoy throughout the year.


Marengo Auto Group
D5 Ranges Marengo
Mitsubishi Logisnext Americas
Bucciferro Family McDonald's
Superior Car Credit - Marengo
Marengo
E Prairie St
E Washington St
20
Florence Nursing H
Briden Dr
Johnson St
Kennedy St
Eisenhower St
Keppler Dr
Dietz St
S Unn St
S State St
S Page St
Elm St
Maple St
Locust St
Stanford Dr
W Forest St
E Forest St
Oak Ma
Locust Elementary School
Georgeann Ct
James Ct
Doral Dr
Root & Sky Farm
Ridge Dr
Ridge Park
Randall Ct
23
Maple St
Bauman St
Spring Dr
Lura Ln
Sara Ln
Google
Map data ©2025 Google

NOTES

KEVIN CARROCCIA

(312) 493-3310

(312) 682-8500

KEVIN@ATPROPERTIES.COM

@properties® | CHRISTIE'S INTERNATIONAL REAL ESTATE

All specifications, features, designs, price, assessments, taxes and materials are subject to change without notice. Depicted floor plans and architectural renderings are only an artist's impression.