



JAMES BURCH

Commercial & Industrial Real Estate
Brokerage / Management Services
www.jamesburch.com

550 E. Springfield Rd.

Property For: **Sale**



DESCRIPTION

SPECIFICATIONS

I-57 and Route 133, Arcola, Illinois

The property is located just west of the I-57 / Route 133 interchange. Property has great access, visibility, and high traffic count. Great opportunity for restaurant, retail, office or service users.

Disclosure

Property was a former gas station. All tanks have been removed and seller has received a NO FURTHER ACTION LETTER from the state.

Easement of 18' along the west property line for car wash ingress/egress.

FOR SALE, LEASE, OR BUILD-TO-SUIT

Lot Size:	1 acre with 205' of frontage (Approximate)
PIN:	01-14-10-100-007 (Douglas County)
R.E. Taxes:	\$2,664.64 (2005 pay 2006)
Zoned:	B-2 Highway Commercial (City of Arcola)
Price:	\$130,000



MORE INFORMATION?

For additional information, please contact James Burch, John Kiser, or Roche Cain at **217-359-8333**. James Burch Real Estate is the agent for, and therefore represents, the Seller.