



**BURCH KISER  
REAL ESTATE, LLC**

**550 E. Springfield Rd.**

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

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  
Located in TIF District**

- Lot Size:** 1 acre with 205' of frontage (Approximate)
- Traffic Count:** **I-57:** 17,700 Cars per day  
**Springfield Ave:** 6,300 Cars per day
- PIN:** 01-14-10-100-007 (Douglas County)
- R.E. Taxes:** \$2,120.94 (2009 pay 2010)
- Zoned:** B-2 Highway Commercial (City of Arcola)
- Price:** \$99,000

**MORE INFORMATION?**

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