

# FOR SALE: Commercial Lots in LaSalle County IL



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## PROPERTY DETAILS (2676L)

Address: IL Route 18 (Main Street), Streator IL

List Price Lot 2: \$150,000 (with T.I.F. Incentives)

List Price Lot 3: \$186,500 (without T.I.F. Incentives)

List Price Lot 3: \$241,500 (with T.I.F. Incentives)

Two lots are for sale in The Villas of Holly Brook Subdivision - Lot 2 & Lot 3.

Lot 2 = 2.185 Acres - Surveyed

Lot 3 = 21.921 Acres - Surveyed

Parcels are Zoned C-3 in the City of Streator.

The property is located on the East End of Streator on Illinois Route 18 (Main Street) at the newly constructed public street "Holly Brook Drive". Nearest major intersections are Fuller Avenue and Main Street (1/4 Mile West of Site) and E. 19th Road and Main Street (1/4 Mile East of Site).

Property has access to newly constructed Public Sanitary Sewer (City of Streator) and Public Water (Illinois American Water Company) as well as Gas (NICOR) and Electric (ComED).

Illinois Route 18 (Main Street) has traffic counts of 2,650 cars per day per IDOT Traffic Count website.

Legal Description:

SW ¼ of the SE ¼, Section 30, T31N, R4E, 3rd P.M., LaSalle County, Illinois, Part of PINs 34-30-420-000 and 34-30-421-000.

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