

Stonebridge Commercial Parcel 2

Available Acres: 1.6

Address:

US Hwy 6 & Stonebridge Blvd
Colona, IL 61241 (Henry County)

Property and Area Description:

Commercial Parcel (1.6 acres MOL) available with 217 frontage feet on US Hwy 6, just east of I-80. Zoned B-4. Ideal for strip mall or fast food restaurant.

Traffic Count/I-80: 19,100
Traffic Count/US Hwy 6: 4,800

TIF Incentives Available

View a larger version of the aerial map on the City of Colona website (Economic Development/Available Sites & Buildings).

Site Details:

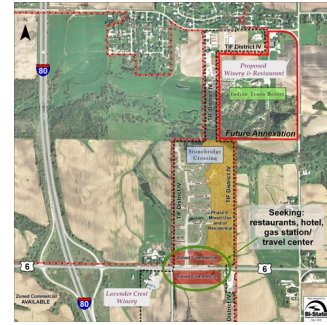
Available Acres: 1.6	Adjacent Available Acres: 4.42
Topography: uplands, gentle roll	Setting: Other
Zoning: Commercial	Within City Limits: Yes

Transportation:

Nearest Interstate: I-80	Distance (miles): 0.5
Nearest 4-Lane Highway:	Distance (miles): 0
Nearest Commercial Airport:	Distance (miles): 0
Rail Served:Unknown	

Utilities:

Electric Distribution: MidAmerican Energy
Natural Gas Distribution: MidAmerican Energy
Water: City of Colona
Sewer: City of Colona
Local Telecommunications Service: Geneseo Telephone & Ameritech
www.geneseotelephone.com 309-944-2103
Fiber Optics, DSL, Switch Services



Contact:

Joan Massey
Mel Foster Co.
2500 41st Street
Moline, IL 61265
Phone: 309-781-7100
E-mail: jmassey@melfosterco.com
Web site: www.MasseyTeam.com

Judith Gilbert
City of Colona
100 East 9th Ave.
Colona, IL 61241
Phone: 309-792-0571
E-mail: jgilbert@colonail.com
Web site: <http://colona.govoffice.com>

Offering:

Sale Price: \$149,900