

Stonebridge Commercial Parcel 1

Available Acres: 4.28

Address:

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

Property and Area Description:

Commercial Parcel (4.28 acres MOL) available with 518 frontage feet on US Hwy 6; just east of I-80. Zoned B-4. Ideal location for motel/hotel. Across street from winery with banquet facilities.

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:

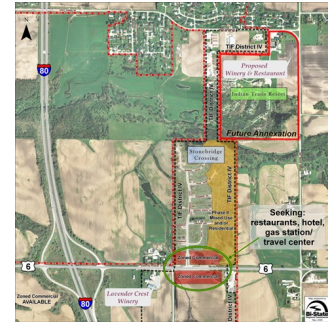
Available Acres: 4.28	Adjacent Available Acres: 1.67
Topography: uplands, gentle roll	Setting: Other
Zoning: Commercial	Within City Limits: Yes

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



Contact:

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Offering:

Sale Price: \$299,900