

COLONA



Market Building

Available Sq. Ft.: 2,100

Address:

603 West 1st Avenue
Colona, IL 61241 (Henry County)

Property and Area Description:

Steel sided 30x70 building with garage doors; open floor plan. Natural gas furnace; one restroom; 200 amp electric service.

Breakfast side of a traffic light. Traffic Count: 13,200

Zoned B-4.

Sold as unit or lease (\$3.45 psf NNN).

Building Details:

Total Sq. Ft.: 2,100	Building Type: Commercial
Number of Stories: 1	Year Built:
Ceiling Peak (ft.): 0.0	Ceiling Eaves (ft.): 0.0
Expandable: Unknown	Can Subdivide: Unknown
Construction Type: Metal or Steel	Zoning: Business District
Site Size (Acres): 0.48	Within City Limits: Yes
Former use: open air market	

Transportation:

Nearest Interstate: I-80	Distance (miles): 2
Nearest 4-Lane Highway: IL 5	Distance (miles): 1
Nearest Commercial Airport: Quad City International Airport	Distance (miles): 10
Rail Served: Unknown	

Utilities:

Electric Distribution: MidAmerican Energy
Natural Gas Distribution: MidAmerican Energy
Water:
Sewer: City of Colona
Local Telecommunications Service:



Contact:

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Offering:

Sale Price: \$250,000
Lease Rate Per (Sq. Per Year): \$3.45 psf NNN