

# COMMERCIAL LAND

1860 CRUGER ROAD - WASHINGTON, IL

**Joseph & Camper**  
COMMERCIAL



## FOR SALE:

1.33 ACRES - COMMERCIAL LAND  
\$134,900

### PROPERTY FEATURES

- 1.33 acres for sale in Washington, IL
- Land located on Cruger Road just off of N Cummings lane, near Route 24.
- A variety of commercial users surround this parcel including healthcare providers, a hotel, restaurants and financial institutions among others.
- Property is currently being used for agricultural use but offers an attractive development opportunity.
- City Incentive: Northern Tazewell County Enterprise Zone
- 13,900 CPD on Route 24, 7,850 CPD on Cummings Ln.

### PROPERTY DETAILS

PROPERTY TYPE	COMMERCIAL LAND
LAND SIZE	1.33 ACRE
ZONING	C-2
REAL ESTATE TAXES (2023)	\$2,385.50
SALE PRICE	\$134,900

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