



1213 US Highway 45 N

1213 US Highway 45 N, Eldorado, IL 62930

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\$200,000

Seize this exceptional commercial opportunity located directly off US 45 in the heart of Eldorado. This expansive 2-acre property offers outstanding visibility, dual access points from the main roadway, and an existing parking area that supports a variety of business operations. With utilities readily available, including water, sewer, electric, and natural gas, the site provides a strong foundation for immediate development.

Its strategic location and flexible layout make it an excellent fit for numerous business types. Whether you are planning to launch a new venture or expand an...

- 2-acre commercial lot offering ample space for diverse business ventures.
- Two entry points from the main road for smooth traffic flow.
- Utilities available on-site—water, sewer, electric, and natural gas.
- Ideal for restaurants, medical offices, grocery stores, storage units, car lots, and more.



Price: \$200,000

Property Type: Land

Property Subtype: Commercial

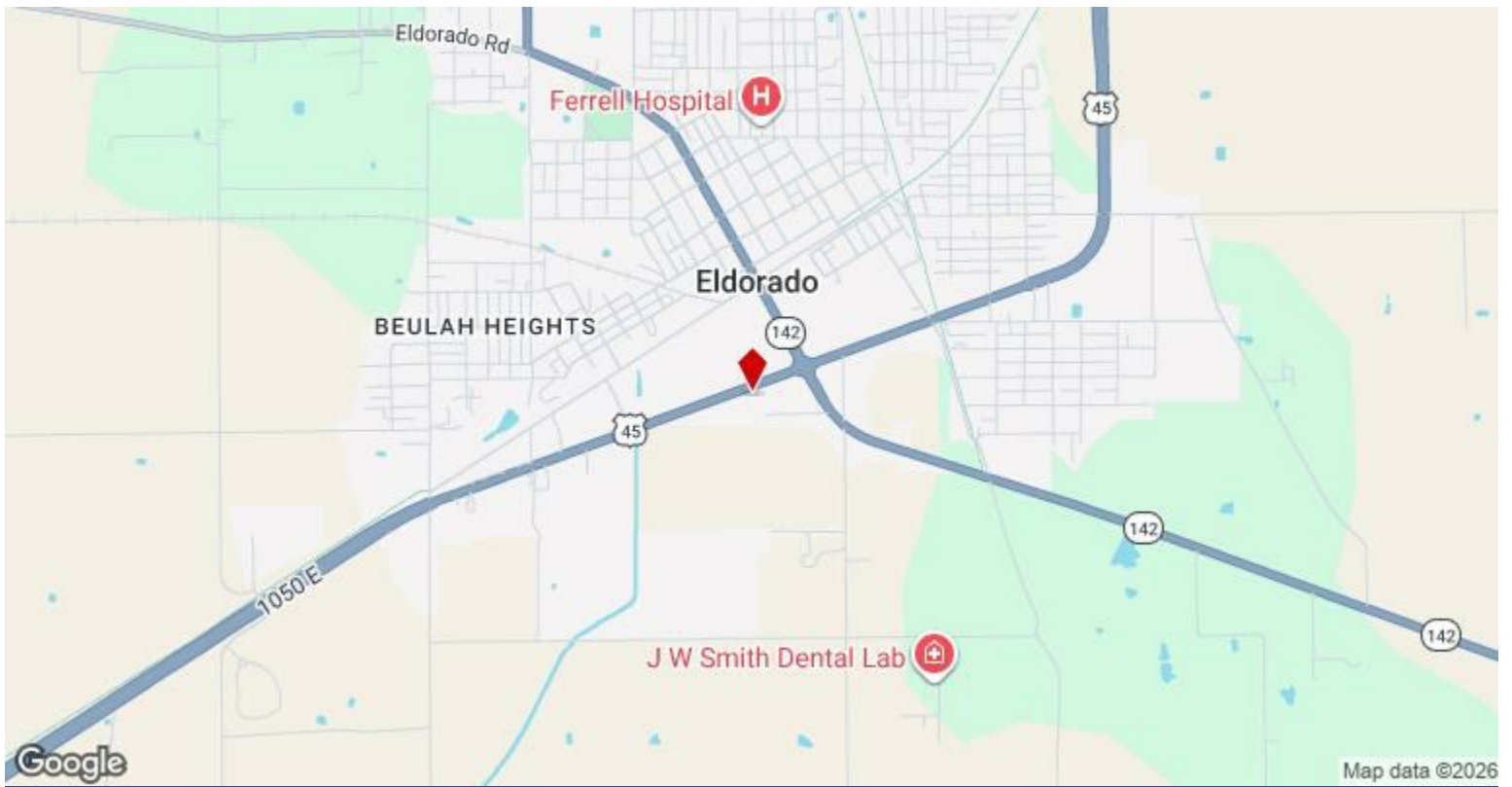
Proposed Use:

Sale Type: Investment

Total Lot Size: 2.00 AC

No. Lots: 1

APN / Parcel ID: 04-1-167-20



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Property Photos



Land Photo



Land Photo

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Land Photo



Land Photo

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