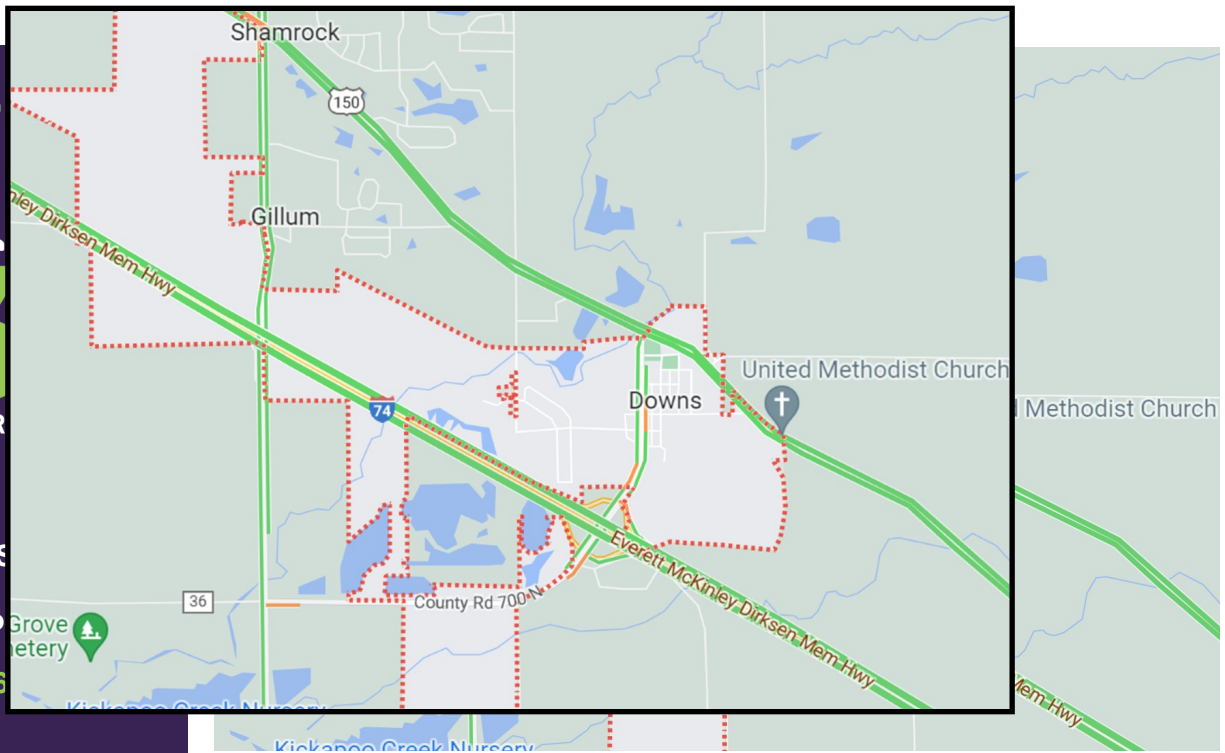


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3001½ Gill St
Suite A
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FOR SALE - I-74 Downs Interchange - Commercial Lot

ADDRESS

Lot 2, Quality Oil Sub
Downs, Illinois

SIZE

3.23 acres (140,698 sq. ft.)

ASKING

\$425,000

ZONED

C-2 (General Commercial)

PARCEL

Part of 29-04-400-022

UTILITIES TO SITE

Sewer, Water, Electric, Gas

DEED RESTRICTION

Gas stations and dollar stores
(terminates 5/31/2029)

Downs, Illinois, with a population of approx. 1,180 people, is only minutes from Bloomington-Normal, but brimming with small town charm. Rural peacefulness, small-town neighborliness, wooded parks, and quality education draw people to the area.



- Great location for both highway and local traffic
- TIF District through 2032
- All utilities to site
- Located at the I-74 Downs Interchange

Village of Downs:
<http://www.villageofdowns.org/>

Laura Pritts
Designated Managing Broker
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(309) 824-0507

Visit our Website:
www.axis360.co



