



822 Joliet Land

822 Joliet St, Dyer, IN 46311



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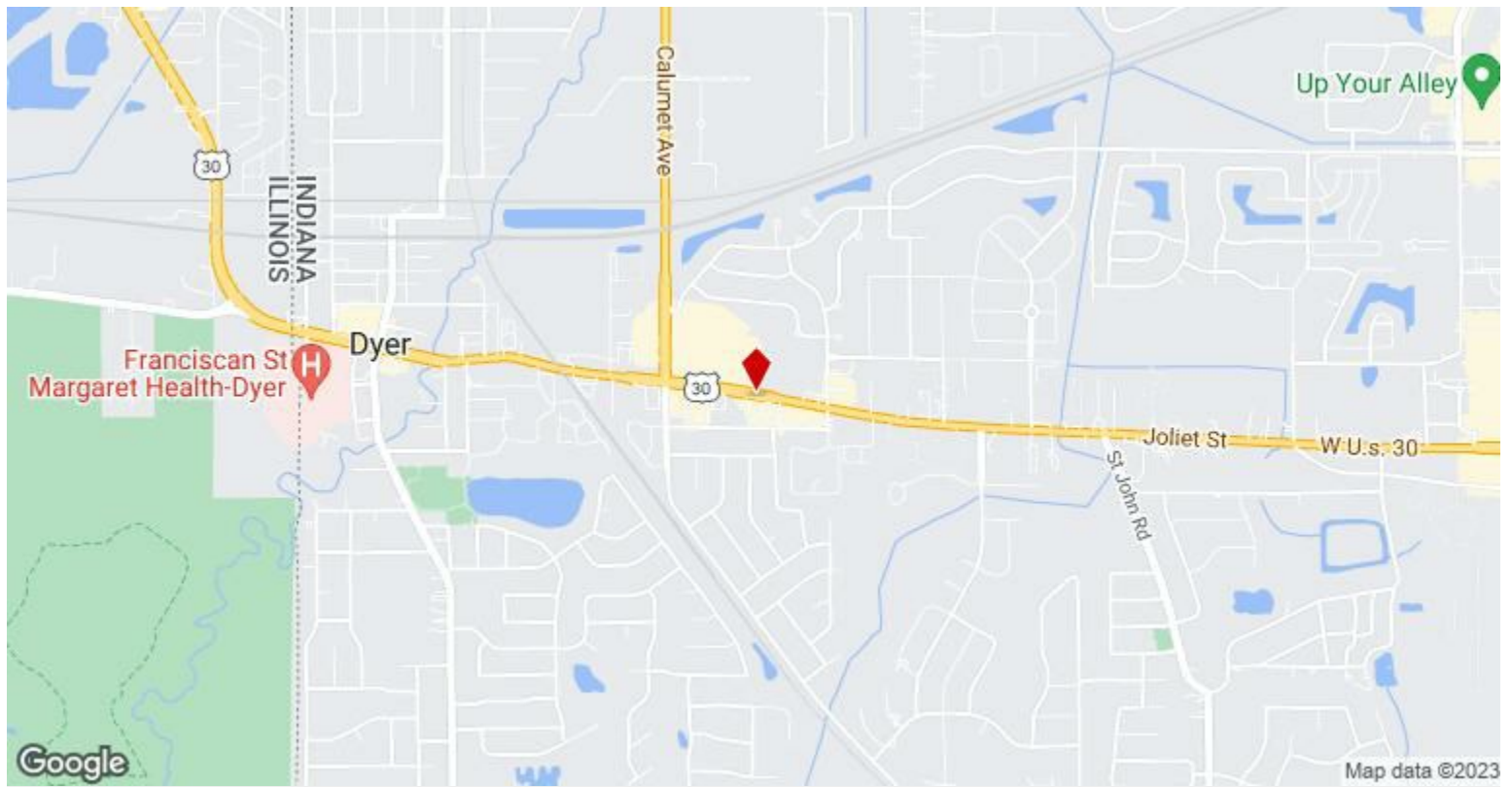
\$495,000

Highway Commercial Lot along Joliet Street / US Highway 30 with Highway address. Strong traffic counts with 35,000 +/- vehicles per day. Visibility from Highway 30, Norma Lane (West Road) & Richard Road (South Road). New Chipotle constructed on adjacent lot to the East. Neighboring tenants include First Midwest Bank, Wendy's, Walgreens, T-Mobile with Jewel-Osco anchored center across the highway. Calumet Avenue is located 600' to the west of this property and Franciscan Hospital approximately 1 Mile away. Ideal for any Retail, Medical and Office use....

Site is currently town approved for a 6,125 SF building with drainage but can be potentially amended for different use and/or layout. Approved construction documents, engineering, and utility fees can be packaged up with sale for a turn-key development....

- Highway Visibiltiy with High Traffic Counts & Neighboring Street Traffic
- Approved Building Plans & Site Engineering
- New Neighboring Retail Development
- Near Franciscan Hospital

Price:	\$495,000
Property Type:	Land
Property Subtype:	Commercial
Proposed Use:	Commercial
Sale Type:	Investment
Total Lot Size:	0.73 AC
No. Lots:	1
Zoning Description:	B-3
APN / Parcel ID:	45-11-18-103-006.000-034



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