

**FOR SALE**

**713 1<sup>ST</sup> STREET**

COLONA, IL 61241

**PRICE**

- \$60,000

**AVAILABLE SPACE**

- 0.42 ACRES

**BUILDING FEATURES**

- TAXES: \$403.12 / 2025
- LOCATED ON HEAVILY TRAFFICKED ILLINOIS RT 84 WITH OVER 6,000 VPD
- SITE IS READY FOR DEVELOPMENT, SUBJECT TO CITY APPROVAL WITH FLAT PLAT AND USE
- ZONED B-4



**CONTACT US**



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