

PREPARED BY: **SONYA ABT**
DIRECTOR OF COMMUNITY DEVELOPMENT



310 N. RIVER ST.
MONTGOMERY, ILLINOIS



**DEVELOPMENT OPPORTUNITY
IN THE RIVERSIDE MILL DISTRICT**

Village of Montgomery
200 N. River St.
Montgomery, IL 60538

FIND OUT MORE AT
MontgomeryIL.org



ABOUT

The Village of Montgomery announces an excellent riverside downtown vacant property at the northwest corner of Mill and River Streets now available for sale. The parcel is 0.64 acres (27,000 sq. ft.) adjacent to the beautiful riverfront Montgomery Park, home to Montgomery's annual Montgomery Fest as well as to Gray's Mill Estate (Ballydoyle Restaurant Group's Newest Event & Dining Establishment), Atreverte Confections (Award-Winning French Patisserie), and Grumpy Gaucho (Well-Known Regional Food Truck Kitchen).

The property is zoned for Mixed-Use Business and Residential.



VIEW FROM SOUTH EAST



DOWNTOWN LOCATION

Property views of the Fox River and accessible to Aurora and Oswego residents.



DEVELOPMENT READY

Access to water and sanitary sewer services.



BUSINESS SUPPORT

Small business support from the Village of Montgomery, the Montgomery Economic Development Corporation, and the Greater Area Montgomery Chamber of Commerce.

INCENTIVES

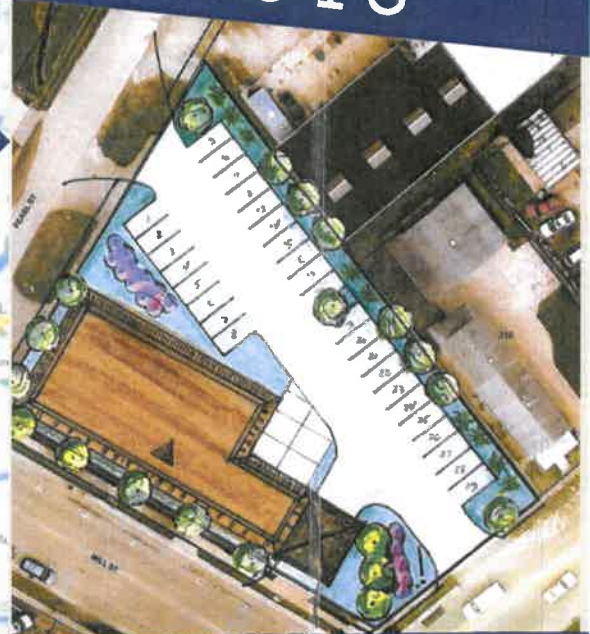
Developers are encouraged to apply for a low-interest loan or grant through the Montgomery Development Fund.

For information regarding these programs visit MontgomeryIL.org.

CONTACT US

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310 N. RIVER ST. MONTGOMERY, ILLINOIS



PRIME LOCATION

ZONED FOR MIXED-USE

ADDITIONAL INFORMATION

DESIGN FOR RIVER VIEWS
Zoning allows for up to four stories

HIGHER DENSITY RESIDENTIAL
Walking distance to residential and more than 200,000 within five miles

READY TO BUILD
Outside flood plain, utility ready

ACCESS TO SPECIAL EVENT TRAFFIC
Montgomery Street Eats | June
Montgomery Fest | August
River Run 5K & 10K | October
Tree Lighting & Santa Walk | December



PROPERTY DIMENSIONS

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MILL DISTRICT ENHANCEMENT PROJECT



VISIT
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