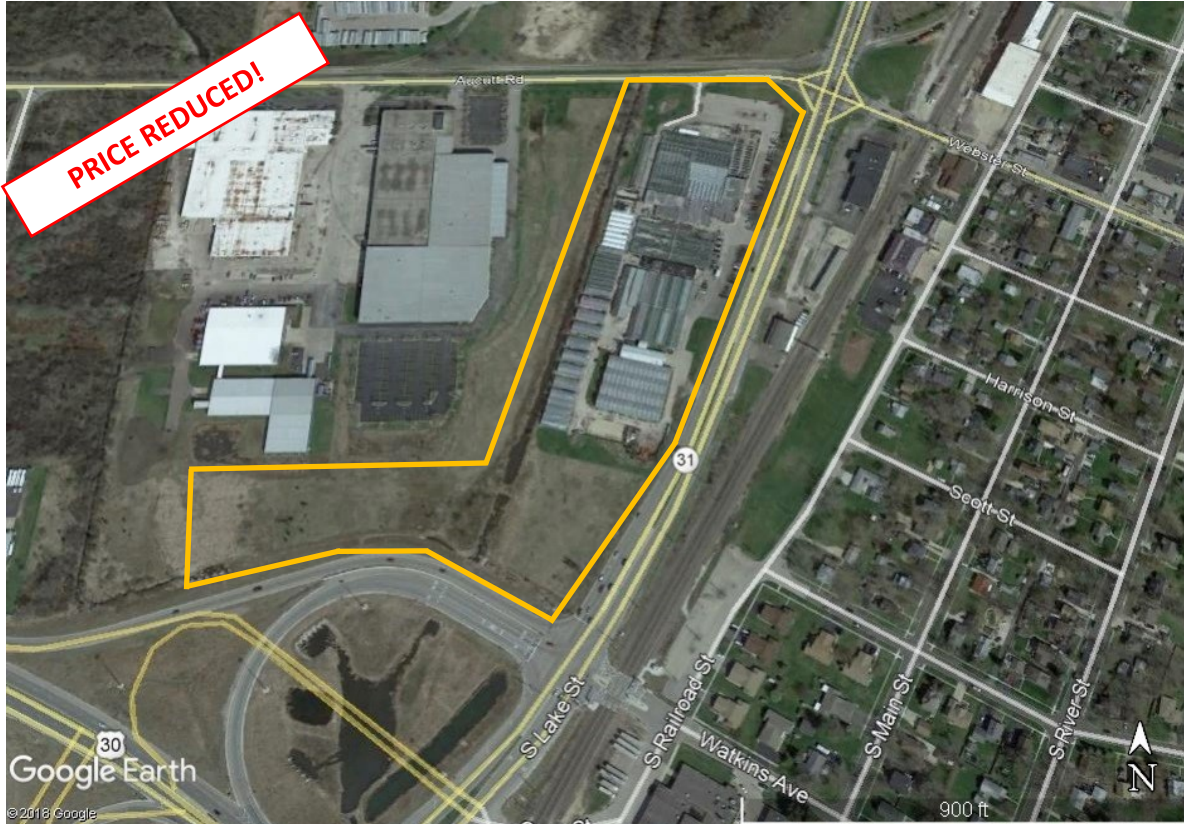


FOR SALE

14.76 AC. COMMERCIAL/INDUSTRIAL PROPERTY N.W.C. OF RT. 31 & RT. 30 INTERCHANGE



LOCATION:	120 S. Lake St. (Rt. 31) - Montgomery, IL
BUILDING:	154,794 s.f., Greenhouse, Floral Shop
LAND SIZE:	14.76 Acres
PROPERTY DESCRIPTION:	<ul style="list-style-type: none"> • Currently an operating greenhouse floral operation • 1700 linear ft. of Rt. 31 frontage, at the N.W.C. of Rt. 31/30 Interchange • Re-development potential - for Commercial/Light Industrial • Three existing curb cuts, two on Rt. 31, one on Aucutt • Daily traffic counts, 17,300 on Rt. 31, 27,800 on Rt. 30
PRICE:	\$4,950,000 \$3,250,000 Price Reduced!



For more information contact: DOLAN & MURPHY, INC. 630-801-8800
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