



602 N High Street

Port Byron, Illinois 61275

Sale Price: \$202,900

Property Features

- 2.7+ acres located right on Hwy 84 and faces Mississippi River
- TIF available; city motivated to provide incentives
- Potential uses: retail, office, restaurant, medical or mixed use
- Utilities onsite include: electric, gas, water, sewer and phone
- Immediate possession subject to approved development agreement
- 267' frontage x 488' depth
- 3 minutes from I-80 bridge via IL 84
- Property has been cleared



| | |
|-----------------|------------------------|
| SALE PRICE: | \$202,900 |
| ZONING: | Commercial |
| MLS ID: | 7034340 |
| ANNUAL TAXES: | \$176.16 (2014) |
| PARCEL ID: | 91-1 & 91-2 |
| TRAFFIC COUNTS: | 7,500 ADT |

For more information:



John J. Corelis

Senior Vice President

call or text: 309.721.1064

email: jcorelis@ruhlcommercial.com