

# 0.961 ACRE REDEVELOPMENT SITE

414 Old Route 66 N, Litchfield, IL 62056



Google Earth

**BARBERMURPHY**

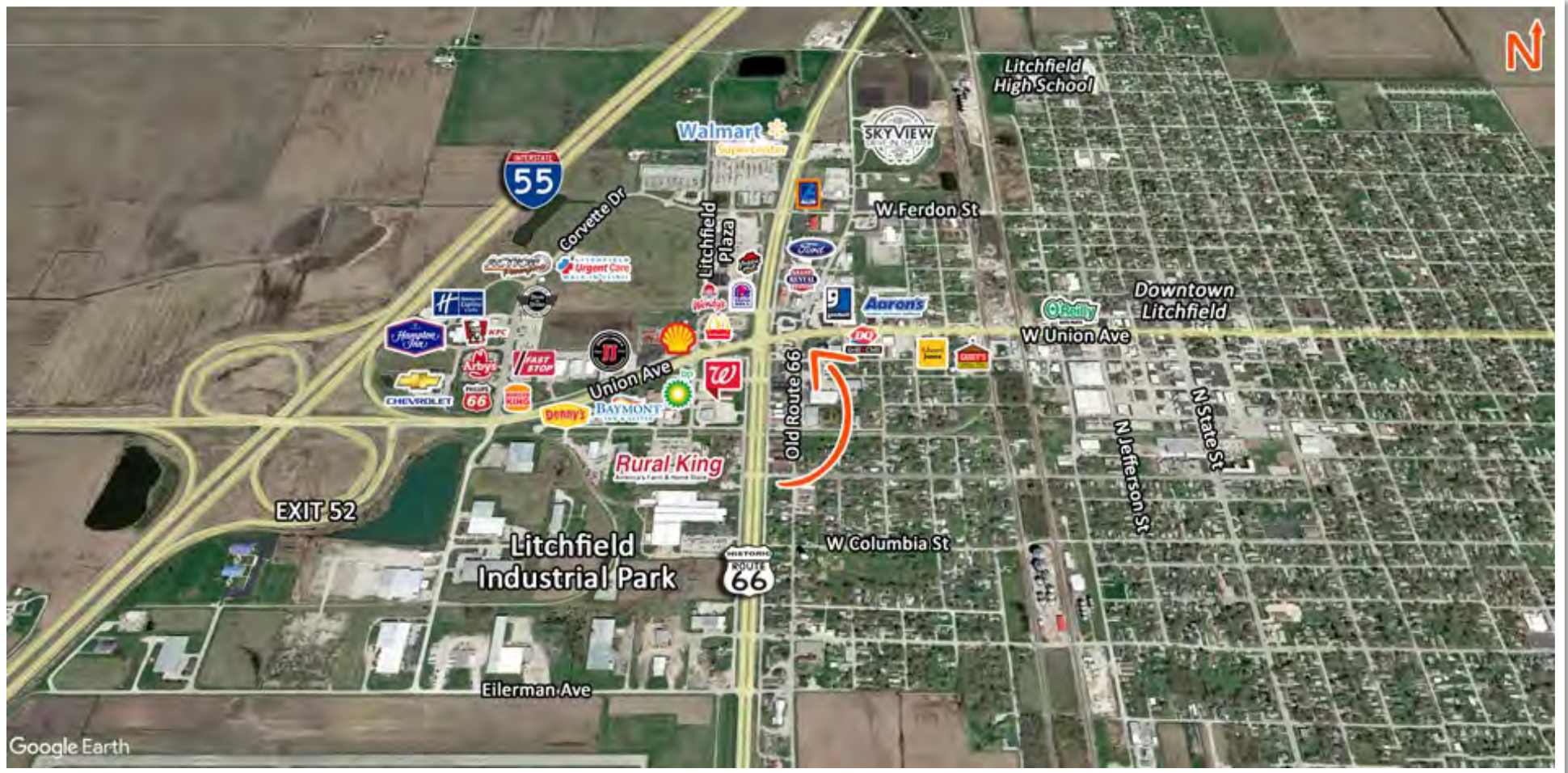
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## PROPERTY SUMMARY

- 0.961 Acre Redevelopment Site - The Best Signalized Corner in Litchfield
- Across from the famed Route 66 Museum, perfect for Retail, Banking, C-Store
- Buildings are being demolished

**NEW SALE PRICE: \$600,000 REDUCED FROM \$999,000**

**Listing No:** 2408

**Total Acres Available:** 0.96  
**Min Divisible Acres:** 0.96

**Land**

**LAND MEASUREMENTS:**

**Acres:** 0.96  
**Frontage:** 368 FT  
**Depth:** 248 FT  
**Subdivide Site:** No

**Retail**

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**TRANSPORTATION :**

**Interstate:** I-55  
**Rail:** No  
**Barge:** No  
**Airport:**

**SALE INFORMATION:**

**For Sale:** Yes  
**Sale Price:** \$600,000  
**Sale Price/Acre:**  
**Sale Price/SF:**



**LEASE INFORMATION:**

**For Lease:** No  
**Lease Rate:**  
**Lease Term:**

**PROPERTY INFORMATION:**

<b>Parcel No:</b> 10-32-456-019	<b>TIF:</b> Yes	<b>Property Tax:</b> \$10,936.00
<b>County:</b> Montgomery	<b>Enterprise Zone:</b> Yes	<b>Tax Year:</b> 2020
<b>Zoning:</b> Commercial	<b>Survey:</b> Yes	
<b>Zoning By:</b> Litchfield	<b>Environmental:</b> No	<b>Traffic Count:</b> 13,500
<b>Complex:</b>	<b>Archaeological:</b> No	<b>Topography:</b> Level

**Comments**

0.961 acres - The best signalized corner in Litchfield. Located across from the famed Route 66 Museum, perfect for retail, banking, retail/c-store or car wash.

**UTILITY INFORMATION**

<b>Water Provider:</b> Litchfield	<b>Service:</b>	<b>Location:</b> On Site
<b>Sewer Provider:</b> Litchfield	<b>Service:</b>	<b>Location:</b> On Site
<b>Gas Provider:</b> Ameren IL	<b>Service:</b>	<b>Location:</b> On Site
<b>Electric Provider:</b> Ameren IL	<b>Service:</b>	<b>Location:</b> On Site
<b>Telecom Provider:</b>	<b>Service:</b>	<b>Location:</b>

**Listing Broker(s)**

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