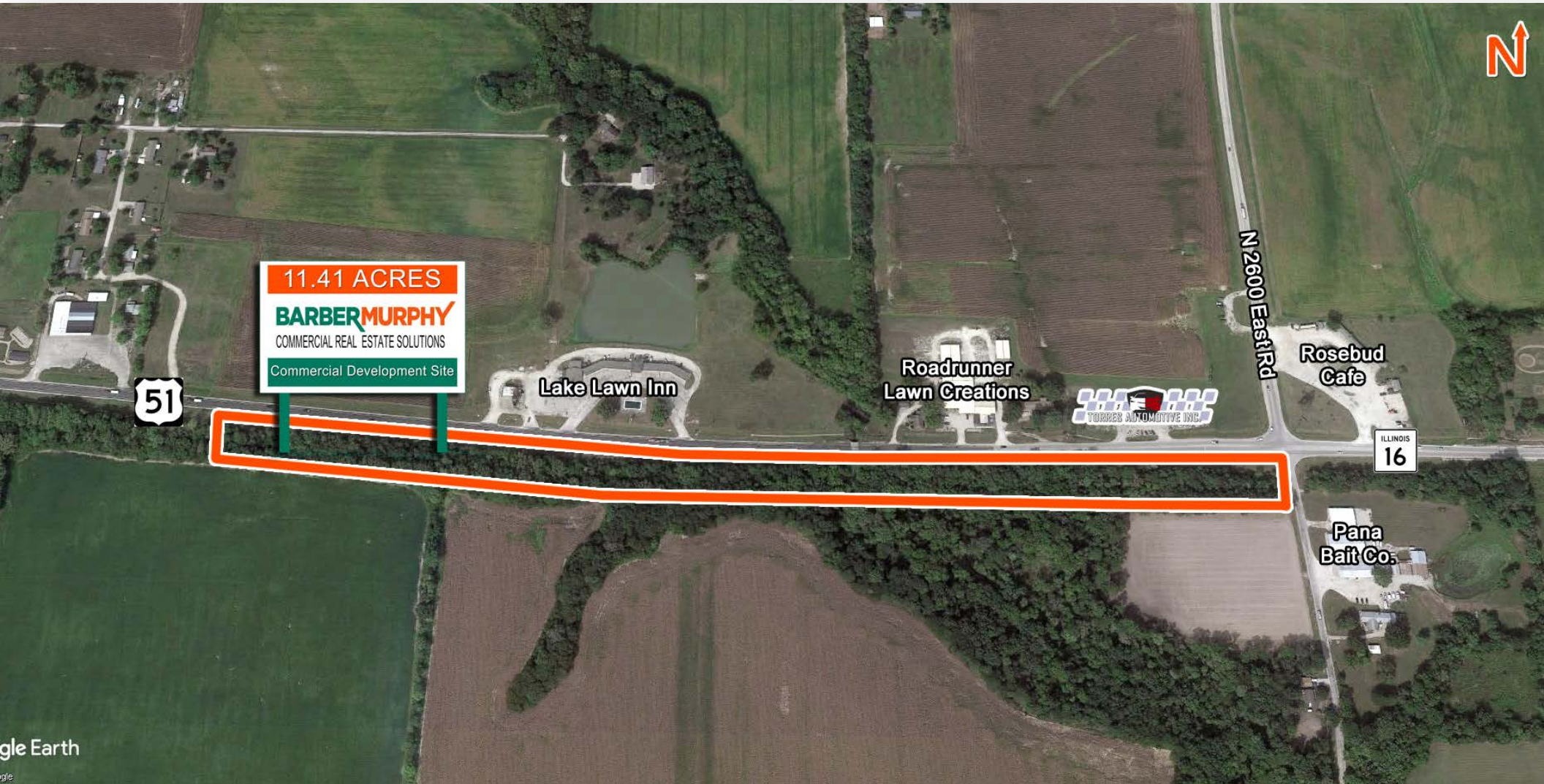


11.4 Acre Commercial Development Site for Sale

US 51 & Route 16, Pana, IL 62557



11.41 ACRES
BARBERMURPHY
COMMERCIAL REAL ESTATE SOLUTIONS
Commercial Development Site

Lake Lawn Inn

Roadrunner
Lawn Creations

TORRES AUTOMOTIVE INC.

Rosebud
Cafe

ILLINOIS
16

Pana
Bait Co.

gle Earth

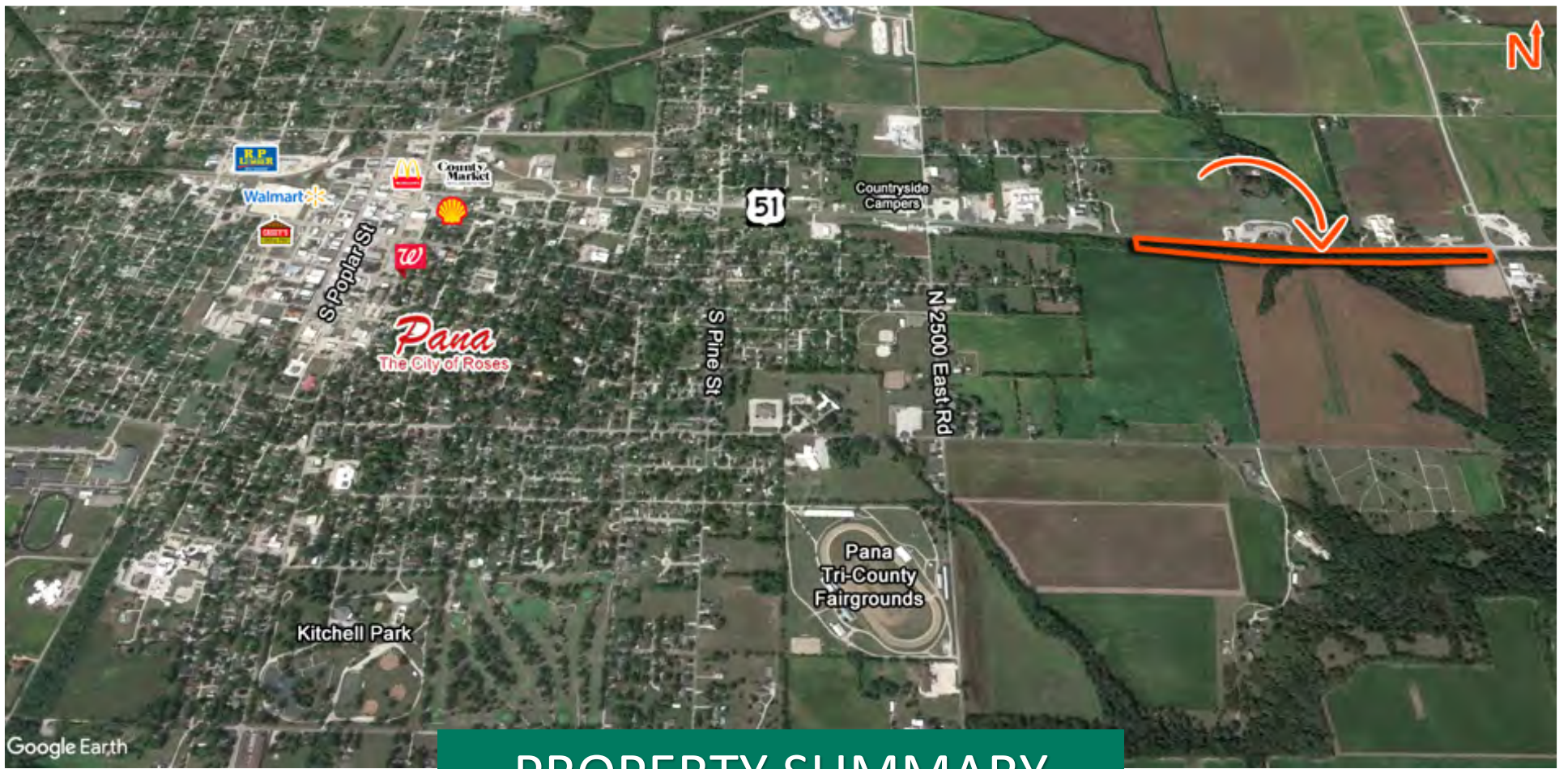
BARBERMURPHY

COMMERCIAL REAL ESTATE SOLUTIONS
1173 Fortune Blvd. Shiloh, IL 62269
618.277.4400 barbermurphy.com

Steve Zuber – SIOR, CCIM
C: 314.409.7283
Steve@barbermurphy.com



Information herein is not warranted and subject to change without notice. We assume no liability on items included in quoted price. Broker makes no representation as to the environmental condition of the offered property and recommends Purchaser's/Lessee's independent investigation.



PROPERTY SUMMARY

- 11.41 Acre Development Site – Zoned C2
- Will Divide
- All Utilities nearby
- 6,900 ADT

SALE PRICE: \$1,200,000

Listing No: 2448

Land

Commercial Land

Route 16 and 51
South West Intersection of route
51/16
Pana, IL 62557

Total Acres Available: 11.41

Min Divisible Acres: 11.00

LAND MEASUREMENTS:

Acres: 11.41

Frontage: 3,300 FT

Depth: 160 FT

Subdivide Site: Yes

TRANSPORTATION :

Interstate: N/A

Rail: N/A

Barge: N/A

Airport: N/A

SALE INFORMATION:

For Sale: Yes
Sale Price: \$1,200,000
Sale Price/Acre: \$105,170
Sale Price/SF: \$2.41

LEASE INFORMATION:

For Lease: No
Lease Rate:
Lease Term:

Comments

Zoned C-2
All Utilities Run Parallel on North Side of
Route 16/51
6,900 Cars Per Day
Will Divide

PROPERTY INFORMATION:

Parcel No: 11-25-23-200-010-00	TIF: No	Property Tax: \$196.98
County: None	Enterprise Zone: No	Tax Year: 2020
Zoning: C-2	Survey: No	
Zoning By: Pana	Environmental: No	Traffic Count: 6,900
Complex:	Archaeological: No	Topography: Flat

UTILITY INFORMATION

Water Provider: City of Pana	Service:	Location: Parallel to North Side of Route 16/51
Sewer Provider: City of Pana	Service:	Location: Parallel to North Side of Route 16/51
Gas Provider: Ameren Illinois	Service:	Location: Parallel to North Side of Route 16/51
Electric Provider: Ameren Illinois	Service:	Location: Parallel to North Side of Route 51/16
Telecom Provider:	Service:	Location:

Listing Broker(s)

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Cell: (314) 409-7283

