

## PROPERTY NAME

North Old Galena Road, Chillicothe, IL 61523

## FOR SALE



**COLDWELL  
BANKER  
COMMERCIAL**

DEVONSHIRE REALTY



## PROPERTY OVERVIEW

Highly visible industrial park located along IL State Route 29/Galena Road, just North of IL State Route 6. Only 11.25 acres remaining. Adjacent to Caterpillar's Mossville Plant. Parcel is at the corner of State Street & Old Galena Road. Property is divisible. \$1.25/SF. All utilities available except municipal sewer. Property currently serviced by individual septic system to be installed by purchaser(s). Annexation agreement in place with City of Peoria that calls for eventual sewer hook up if available. Covenants & Restrictions also in place.

## DETAILS

<b>LOT SIZE:</b>	11.25 Acres
<b>SALE PRICE:</b>	\$612,563 or \$1.25/SF
<b>ZONING:</b>	I-2 Industrial
<b>REAL ESTATE TAXES:</b>	\$2,889.00

## FOR MORE DETAILS CONTACT:

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