

Greenhouse Property For Sale



OF
CATON
COMMERCIAL
REAL ESTATE GROUP



14.76 AC COMMERCIAL/INDUSTRIAL PROPERTY

120 LAKE ST , MONTGOMERY, IL 60538



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OFFERING SUMMARY

Sale Price:	\$3,200,000
Lot Size:	14.76 Acres
Building Size:	154,794 SF
Price / SF:	\$20.67
Zoning:	M-1 Industrial
Parcel Numbers:	15-32-401-001 15-32-401-005 15-32-401-007 15-32-401-061

PROPERTY HIGHLIGHTS

- 14+ acre property with greenhouse & floral operation
- Property has re-development potential for commercial/light industrial
- Three existing curb cuts, two on Route 31 & one on Aucutt
- 1,700 linear feet of frontage on Route 31

LOCATION OVERVIEW

Great access and visibility off busy Route 31 and Route 30 at the NWC of Route 31/30 interchange. Ideal location near Downtown Montgomery and the Fox River. The site is conveniently located less than a mile from Route 30 and SE River Rd.

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	2,187	29,870	67,194
Total Population	6,012	88,129	209,009
Average HH Income	\$66,150	\$70,506	\$66,566



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