

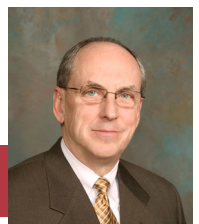


Property Details:

- Land Area: ± .6 Acres (± 106 ft. frontage & ± 255 ft. deep totaling 27,030 sf)
- Located between Best Western Clearlake Plaza and Jiffi Stop Shell Gas Station
- Many other retail establishments near-by (See attached Aerial Map)
- Highly visible lot next to I-55 & I-72 interchange
- Zoning: B-2 General Business Service District
- 2018 Real Estate Taxes: \$2,210.74

*Managing Broker has a financial interest

Sam Nichols
Managing Broker
(217) 494-0800



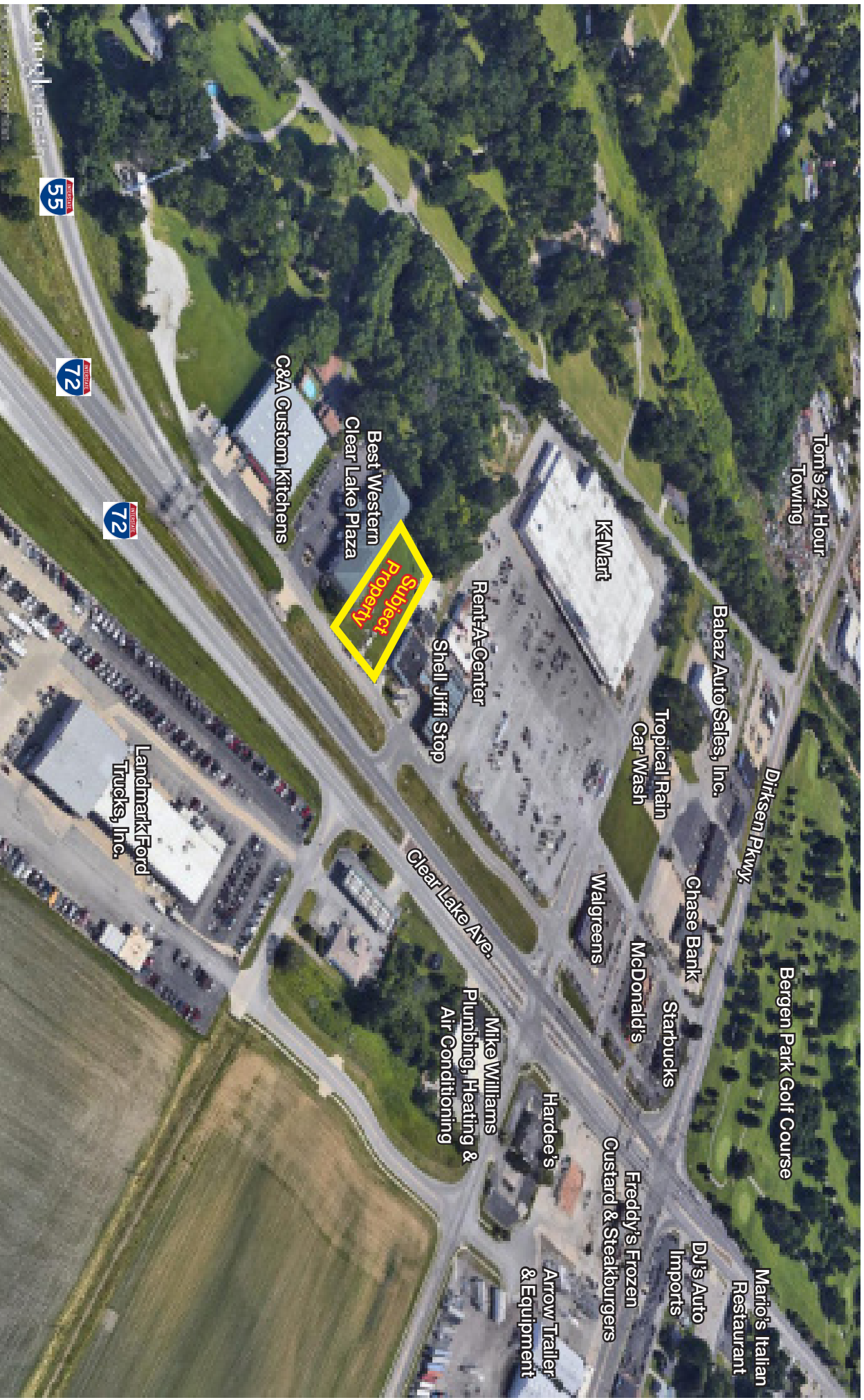
For more information contact:

sam@truecres.com

True

3406 Clear Lake Ave.

Aerial



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Sangamon County GIS



Office Of
Supervisor of Assessments

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