# BARBERMURPHY CUSHMAN & WAKEFIELD

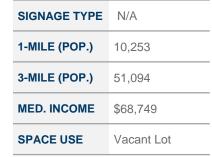
**0.43 ACRES FOR SALE** SW Corner of East Cantrell Street & South Jasper Street Decatur, IL 62521



#### **PROPERTY HIGHLIGHTS**

0.43 Acre former gas station site located near Lake Decatur. Underground storage tanks have been removed. Contact broker for use restrictions.

BUILDING SF	N/A	SIGNA
LAND SF	18.731	1-MILE
YEAR BUILT	N/A	3-MILE
PARKING	N/A	MED. I
TRAFFIC COUNTS	3,600 VPD	SPACE





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### 0.43 ACRES FOR SALE SW Corner of East Cantrell Street & South Jasper Street Decatur, IL 62521

#### **AREA INFORMATION**

Decatur is the largest city and the county sear of Macon County in IL, with a population of 76,122.



#### **LEGAL INFORMATION**

TAX PARCEL ID	04-12-23-203-022	
2023 RE TAXES	\$704.34	
ZONING	B-1 Neighborhood Shopping	

#### RESTRICTIONS

Property will be restricted against uses competitive with convenience stores

#### **OFFERING PROCESS**

Seller will consider the submission of an offer using Seller's Letter of Intent form, which will be provided to qualified buyers. Interested parties should submit an LOI on terms where the Buyer agrees to complete a purchase of the property on the Seller's Real Estate Sales Agreement. All offers must be received by Exclusive Agent, Cushman & Wakefield. Contact information is below:

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