



## Michael John Fleming

Office: 815-941-0207  
Fax: 815-941-4617  
Cell: 815-347-5151

## Peter Michael Fleming

Office: 815-941-0207  
Cell: 773-882-6286  
Email: [pfleming52@yahoo.com](mailto:pfleming52@yahoo.com)

# For Sale: Retail Location

## 2.17 acres on Rt. 6 & I-55

### Channahon, IL

**Location:** 23819 W. Eames St. Channahon, IL 60410  
SE corner of I-55 & U.S. Route 6

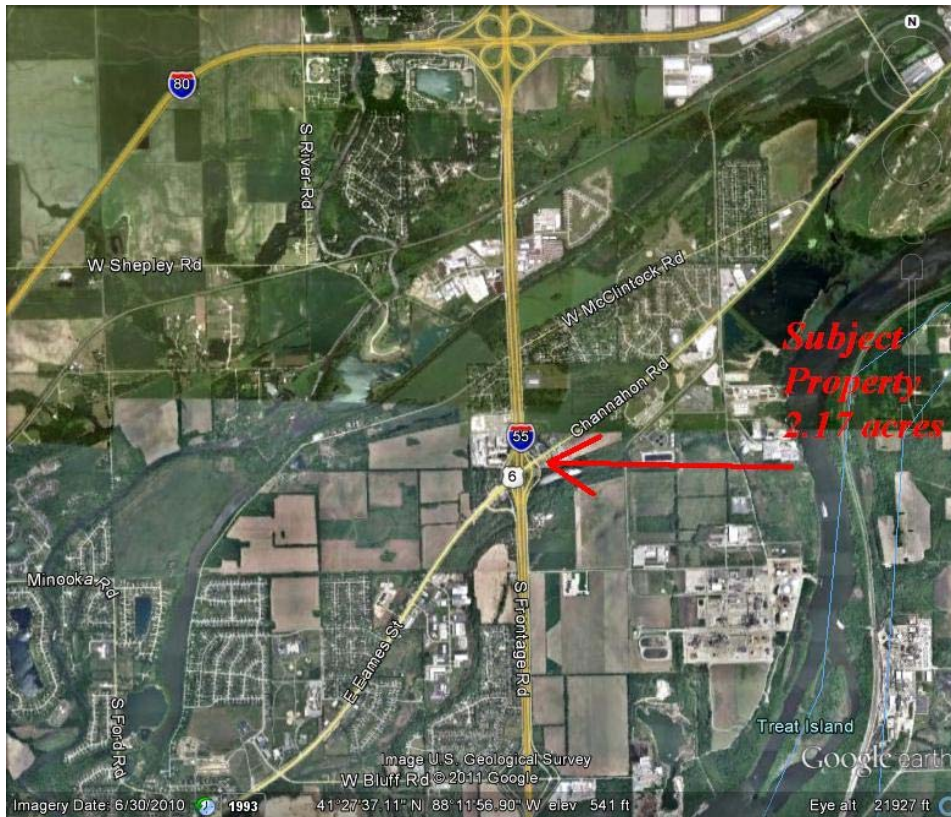
**Total Lot Size:** 2.17 acres

**Total Building Size:** 9,087 +/- square feet

**Current Property Use:** Restaurant, bar, car/truck parking lot

**Zoning:** C-3 Commercial - Village of Channahon

**List Price:** \$950,000



**Marquette Properties, Inc.**  
519 Franklin St., Ste. 102, Morris, IL 60450





NOTE:  
THIS DRAWING WAS CREATED PER REQUEST OF THE  
VILLAGE OF CHANNAHON AND DOES NOT REFLECT  
THE PROPOSED IDOT PHASE II ROADWAY ALIGNMENT.

POTENTIAL WETLAND &  
POND ENCROACHMENT

IDOT PROPOSED  
PHASE I ALIGNMENT

NTS

ALIGNMENT PROVIDED  
BY VILLAGE MARCH 2011