

Main St. Roscoe, IL - 1.58 Acres Zoned Commercial Vacant Land

Property Description	1.58 Acre Vacant Land (Zoned Commercial)
Transaction Type	Real Estate for Sale
Asking Price	\$170,000
Property PIN#	07-35-426-013
Address	Main St. Roscoe, IL 61073
Area	Northern Illinois, 5 miles North of Rockford
County	Winnebago
Location Description	West side of North Main St., south of Elmwood Road 2 miles north of Riverside
Taxes	\$3,232 / 2015
Lot Size	1.57 Acres / 68,318 SF
Zoning	Commercial C-2
Nearby Businesses	Carson Pirie Scott Warehouse, Sportscore, Gas Station, U-Store-It
Reason for Selling	Retirement
Growth/Expansion	Great opportunity for a gas station location or development of convenience store or strip mall



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