



**310 N. RIVER ST.  
MONTGOMERY, ILLINOIS**



**DEVELOPMENT OPPORTUNITY  
IN THE RIVERSIDE MILL DISTRICT**

Village of Montgomery  
200 N. River St.  
Montgomery, IL 60538

**FIND OUT MORE AT  
[MontgomeryIL.org](http://MontgomeryIL.org)**



## ABOUT

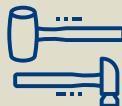
The Village of Montgomery announces an excellent riverside downtown vacant property at the northwest corner of Mill and River Streets now available for sale. The parcel is 0.64 acres (27,000 sq. ft.) adjacent to the beautiful waterfront Montgomery Park, home to Montgomery's annual Montgomery Fest as well as to Gray's Mill Estate (Ballydoyle Restaurant Group's Newest Event & Dining Establishment), Atrevete Confections (Award-Winning French Patisserie), and Grumpy Gaucho (Well-Known Regional Food Truck Kitchen).

The property is zoned for Mixed-Use Business and Residential.



### DOWNTOWN LOCATION

Property views of the Fox River and accessible to Aurora and Oswego residents.



### DEVELOPMENT READY

Access to water and sanitary sewer services.



### BUSINESS SUPPORT

Small business support from the Village of Montgomery, the Montgomery Economic Development Corporation, and the Greater Area Montgomery Chamber of Commerce.

## INCENTIVES

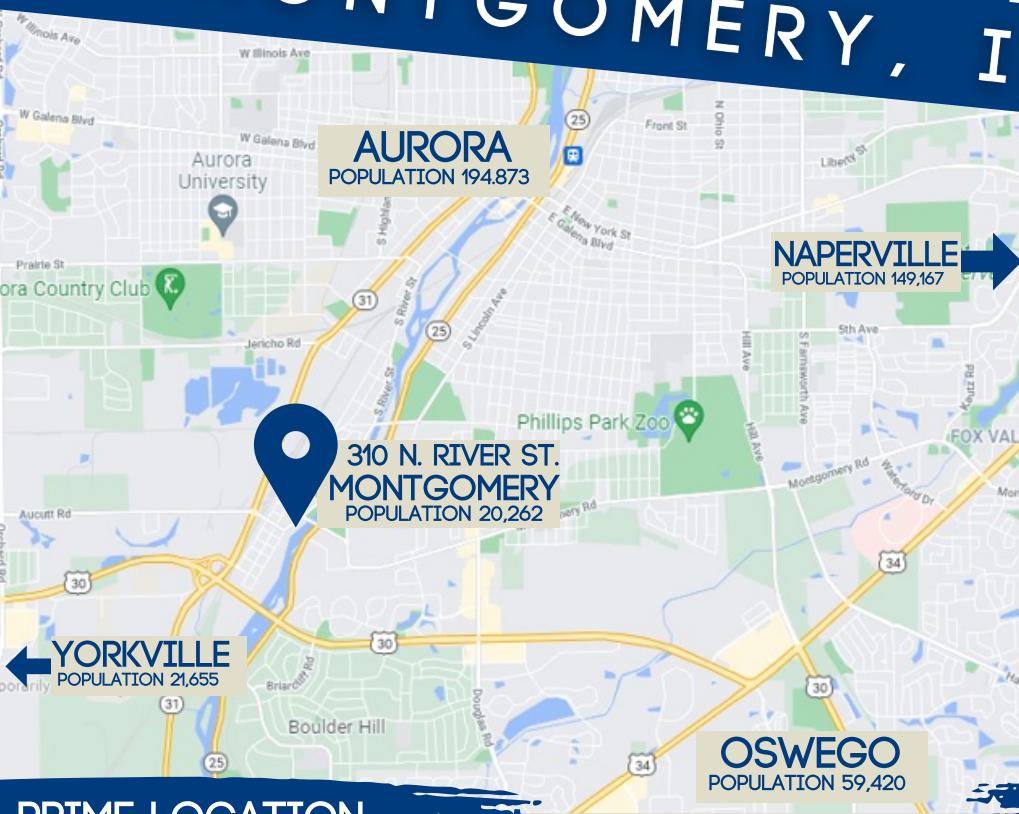
Developers are encouraged to apply for a low-interest loan or grant through the Montgomery Development Fund.

For information regarding these programs visit [MontgomeryIL.org](http://MontgomeryIL.org).

## CONTACT US

Sonya Abt, Director of Community Development  
(331) 212-9021 | [sabt@montgomeryil.org](mailto:sabt@montgomeryil.org)

# 310 N. RIVER ST. MONTGOMERY, ILLINOIS



PRIME LOCATION

ZONED FOR MIXED-USE

## ADDITIONAL INFORMATION

### DESIGN FOR RIVER VIEWS

Zoning allows for up to four stories

### HIGHER DENSITY RESIDENTIAL

Walking distance to residential and more than 200,000 within five miles

### READY TO BUILD

Outside flood plain, utility ready

### ACCESS TO SPECIAL EVENT TRAFFIC

Montgomery Street Eats | June

Montgomery Fest | August

River Run 5K & 10K | October

Tree Lighting & Santa Walk | December



PROPERTY DIMENSIONS

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# MILL DISTRICT ENHANCEMENT PROJECT



VISIT  
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