



BURCH KISER REAL ESTATE, LLC

Commercial & Industrial Real Estate
Brokerage / Management Services
www.jamesburch.com

Tolono

1102 CR 900N

Property For: **Sale/Lease**



DESCRIPTION

SPECIFICATIONS

Former Cain's Roofing

Great service business location with visibility from Rt. 45. Located just south of Monticello Road. The property features 2 buildings and a large fenced yard area for storage. Excellent access to the interstate system via the Monticello Road/I-57 interchange.

MORE INFORMATION?

For additional information, please contact John Kiser at **217-359-8333**. Burch Kiser Real Estate is the agent for, and therefore represents, the Seller.

Lot Size: 3.43 Ac (irregular shape)

Zoned: AG-1

Main Building: (Built 1994) 4200 sq.ft. includes 720 sq.ft. office
2 Bathroom
Office has Heat and AC. Shop is Unheated
OH Doors 2-12'x 14' & 1-14'x14'
Well, Septic, Propane Electric:
200 amp

Cold Storage Building: 6534 sq.ft.
OH Doors 2- 12'x12'
1 Slider 24'x 12'

PIN: 29-26-14-400-007

RE Tax: \$2,702.10 (2010 payable 2011)

Sale Price: \$230,000

Lease Price: \$2500 per month NNN



322.72

400-011

127
326.87

190.45

400-005

7.80

191.71

72.43

139.64

400-006

3.54

775

400-007

13.43

775.39

421.4