



# BURCH KISER REAL ESTATE, LLC

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

# Windsor

1520 Kentucky Ave.

Property For: **Sale**



## DESCRIPTION

Located in Windsor, IL. Shelby County, IL

Former Gas Station/ Convenient Store location. Located on Rt. 16 (Kentucky Ave.) just east of the Rt. 16, Rt. 32 Intersection. Property is being sold including the convenient store fixtures. The building has a drive-thru window on the east side.

Disclosure: Two Gas Tanks and Pumps are on site. Under an order of the IL Office of State Fire Marshall both tanks must be removed. New tanks must be installed prior to use.



## SPECIFICATIONS

**Lot Size:** 120'x137.6'= 16,512 sq.ft.

**Building Size:** 1581 sq.ft.  
City Utilities

**Zoned:** Commercial

**PIN:** 2409-36-17-303-005

**RE Tax:** \$3,303.48 (2010 payable 2011)

**Price:** \$99,000

### 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.

