



DESCRIPTION

Flexible Commercial Building

Attractive free-standing building, close to schools, shopping, and residential, with great visibility, ample parking, and easy access. Potential for a drive-thru window. Possible uses include, office, retail, restaurant, or automotive.

Owner would consider dividing.

SPECIFICATIONS

Lot Size:	140.5'x 170.65' = 23,976 sq.ft.
Building Size:	2,939 sq.ft. approximate 1- OH door at SEC of building
Electric:	350 amp and 400 amp panels
Traffic Count:	19,300 cars per day
Zoned:	CG Commercial General
PIN:	44-20-15-201-023
Real Estate Taxes:	\$10,044.68 (2010 Payable 2011)
Price:	\$15.00 per sq.ft. NNN

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 Lessor.

