



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

Property For: **Sale**



### DESCRIPTION

**Former Plumbing Supply**  
 Convenient location for light industrial, distribution, storage, or shop users. Well maintained, flexible buildings with ample parking and many potential uses.



### SPECIFICATIONS

Lot Size:	240.5' x 136.5' = 32,828 sq. ft.
Buildings:	Total of 12,373 sq. ft.
	North Bldg.: 44' x 80.4' = 3,537 sq. ft. +Mezzanine Storage 2,500 sq. ft.
	Center Bldg.: 30' x 70.8' = 2,124 sq. ft.
	South Bldg.: 110.5' x 60.8' = 6,712 sq. ft. +Mezzanine Storage 5,400 sq. ft.
Zoned:	I-1 Light Industrial Enterprise Zone Incentives
PINs & Taxes:	Total of \$3,230.92 (620) 23-04-405-013, \$1,477.62 (622) 23-04-405-009, \$881.56 (624) 23-04-405-007, \$871.74
Price:	\$199,000.00

### MORE INFORMATION?

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