



JAMES BURCH

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

Monticello

983 Iron Horse Ln

Property For: **Sale or Lease**



DESCRIPTION

SHOP BUILDING

Excellent location at I-72 and Rt 105 interchange.

Great service business location for contractor, auto, lawn service, welders, or others.

Located in TIF District.

SPECIFICATIONS

- Building Size:** 2,684 sq. ft.
- Lot Size:** .317 AC (Irregular shape)
- City water and Septic**
- Electric:** 225 Amp 3 Phase
- O.H. Doors:** (2) 12' x 12'
- Zoned:** B-Business
- PIN:** 58-06-18-006-002-00
- R.E. Taxes:** \$1,671.14 (2006 pay 2007)
- Sale:** \$89,900
- Lease:** \$900 / month NNN Divisible



MORE INFORMATION?

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

SURVEY

(NE1/4) OF SECTION 6,
T OF THE THIRD (3RD)
COUNTY, ILLINOIS.

