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## ***COMMERCIAL PROPERTY***

**581 US Hwy. 45**

**Fairfield, IL 62837**

**Asking Price: \$360,000**

### **Information About Listing**

<b>County</b>	Wayne
<b>PIN</b>	02-19-004-014-00
<b>Lot Size m/l</b>	5.81 acres (surveyed)
<b>Property Type</b>	Commercial Building (with industrial-use potential)
<b>Property Taxes m/l</b>	\$4,200.00 (estimated at current assessment; <b>see notes</b> )
<b>School District</b>	New Hope District #6 (Fairfield HS #225)
<b>Water</b>	New Hope Waterworks (currently supplied from residence to the North; <b>see notes</b> )
<b>Sewer</b>	Aerated, Private Septic System

### **Notes**

**Overall Building Features...**2014 post-frame construction building on concrete slab; 480-volt, 3-phase electrical service; 20' side walls; 16' overhead insulated doors on north and south ends; large gravel parking lot; batt insulation on outer walls; LED lighting throughout; 3-radiant tube heaters (propane) in shop ceilings; entry doors at north, south, and west; elevated shop/storage area measures approx. 50'x36' (above offices); utility sink, water fountain, and 11'1"x7'6" half-bath in shop area; Clearwave internet service is available; RE taxes increased after Ent. Zone abatement ended

**Offices:** Large "hallways" between various office space; Office 1 (near shop entryway): 10'5"x11'; Bathroom 2: 8'x11'; Bathroom 3: 8'2"x11'; Storage/Utility Closet: 9'8"x15'5"x4'5" (L-shape); Office 2: 11'6"x15'4"; Office 3: 15'7"x15'5"; Main Office: 19'4"x13'9" (with plumbing); Lobby: 19'7"x11'7"

**Electricity:** Wayne-White; **Propane:** Wayne-White (tank leased); **all utilities are off at this time;** NO AVERAGES AVAILABLE; **Items included:** All permanent fixtures and some loose items on lot

***VERSATILE BUILDING IN EXCELLENT CONDITION!!!  
GREAT LOCATION WITH US HIGHWAY 45 FRONTAGE!!!***

Information herein is considered accurate, but is not warranted. All measurements, taxes, utilities, and age are approximate. Appliances not warranted. m/l = more or less

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