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COMMERCIAL PROPERTY

105 Koehler St.

Grayville, IL 62844

Asking Price: \$965,000

Information About Listing

County	White
PIN	05-29-200-021
Lot Size <i>m/l</i>	3.28 Acres
Property Type	Commercial Building
Property Taxes <i>m/l</i>	\$8,944.10 (at current assessment, no exemptions)
School District	Grayville CUSD #1
Water	City
Sewer	City

Notes

More Features...built in 2016 on concrete slab with footings; steel-frame construction; corrugated steel roof/siding w/ decorative concrete form “stone” veneer and block wainscotting; portico and foyer/office/showroom are of wood-frame construction; concrete approaches and parking area; spray foam, rollout batting, and blown-in insulation throughout; 120/208 volts, 3-phase electricity; office area has central AC and electric FA furnace; camera/security system throughout; located in the I-64 Plaza (TIF District zoning); app. 320’ of highway frontage along Illinois Route 1 (near I-64 intersection and on/off ramps); 3 sign posts/frames for advertising; shop area includes radiant floor heat, 16’ side-walls, 8-12’ wide, 14’ tall power (Liftmaster industrial) overhead doors, 8 bays (drive-thru option available), 6” concrete floor, piped-in for central air compressor, floor drains throughout

Dimensions...Portico/Entry: 14’x16’; Foyer/Showroom/Office Area: 58’x32’ (overall, 1,856 sq. ft.); 40’6”x31’4” foyer/showroom (includes 15’4”x10’10” waiting room); 8’10”x6’4” public restroom (1/2); 8’2”x4’4” and 5’7”x2’10” nooks for snack bar or storage; 18’2”x11’3” office 1 (East); 6’1”x3’4” employee restroom (1/2); 6’x6’ command center/hallway; 14’2”x12’10” office 2 (West); office 2 features 9’6”x2’4” storage closet (w/ subpanel); **Shop Area: 80’x96’ (overall, 7,680 sq. ft.);** 14’6”x23’5” private garage off of office 2 w/ 10’ ceiling, 10’ wide, 8’ tall power overhead door, insulated, floor drain; 6’8”x11’2” utility room/closet; 20’10”x12’8” shop entry/storage area; 5’x7’8” storage closet; 8’10”x5’6” shop restroom (1/2); 11’x11’10” kitchen/breakroom (cabinets/countertops, sink, point-of-use water heater); 78’x84’ actual shop floor space; 78’x12’ loft/storage area

Utilities: Wayne-White (electricity)—\$657.50; City Bill—\$225.28 (gas, water, sewer); **Monthly utility averages will vary with use.**

Items included: n/a

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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