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COMMERCIAL PROPERTY

211 Helck St.

Grayville, IL 62844

Asking Price: \$700,000

Information About Listing

County	White
PIN	05-29-200-009
Lot Size m/l	1.54 +/- Acres
Property Type	Commercial/Established Business
Property Taxes m/l	\$10,992.26 (NO exemptions)
School District	Grayville CUSD #1
Water and Sewer	City
Utilities	Electricity: \$537.50 (Wayne-White); City Bill (Gas, Water, Sewer): \$740.00

Notes

Property Information...built during the first half of 2016 and opened to the public on July 1st, 2016; located in the I-64 Plaza, south of Grayville; app. 320' of highway frontage along Illinois Route 1, just north of the I-64 on/off ramps; 140'x176' concreted area (property was lime stabilized by Mt. Carmel Stabilization Group prior to concrete work, 5% at 16"); "Nuforms of Iowa" poly poured wall building; 3-phase pad mount transformer; schedule 80 conduit; SQD panel and breakers; Lithonia LED lighting package; all copper plumbing; 2 boilers; heated concrete in bays and aprons; 1 automatic bay (16'x45'); 3 enclosed self-serve bays (16'x30'); 1 open self-serve bay for RV's and semis; 4 D&S vacuums; 15'x45' equipment/mechanical room; Huron Valley support equipment (water softening and reclaim water system); D&S i5000 touchless automatic package (extra i5000 gantry, rebuildable core); Hamilton Goldline ACW with credit card interface (cashiers and vendors packages); NVR IP camera system; miscellaneous parts, including hoses, swivels, fittings, brushes, etc.; **TIF District and Enterprise Zone (detailed information available from Grayville City Hall); financials available for review for serious inquiries with proof of funds (see listing agent)**

EXCELLENT VISIBILITY, IDEAL LOCATION!!!

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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