



## **For Sale**

801 W. Lincoln Av  
Charleston, IL

~~\$595,000.~~  
**\$580,000.**

Zoned: C-2 General Commercial

Lot size: 180 ft x 200 ft.

Built in 2001

Concrete parking lot

Chain link Fenced lot with 2 rolling gates

Entrance drives: 2 on Lincoln Av & 1 on Davis St.

Marquee sign

Building size: 10,400 sq. ft.

Central heat and AC (Double furnace) — Showroom & Office

Hanging gas furnace in maintenance area

Electrical Service: 400 Amp Single Phase

Showroom: Carpet & Tile

Restrooms — Ladies & Mens in showroom, Handicap accessible

Back room: Overhead door 10' W x 8' H

Canopy 20' x 40' on North; Wash bay under canopy

Maintenance Area 40' x 60' x 20' H; 4-Overhead 12' x 12' insulated doors,  
electric openers; strong panel interior walls & ceiling;

Building fully insulated

Upstairs Area 20' x 60' with kitchen & full bathroom; Carpeted

**FOR SALE BY OWNER:**

Dennis and Deb Grubaugh

Email: [dagrubaugh@yahoo.com](mailto:dagrubaugh@yahoo.com)

618-283-7235