

311 W. Monroe Street, Highland, IL 62249

Sale Price: \$250,000



Great **multi-use building** that was most recently used as a warehouse and office. Originally built as an auto body shop, this building has unlimited potential uses with its ample space, solid construction and a large garage door that leads into the main building. The main building has a dedicated office and half bath, and the front addition could be used as more office space, storage, shipping/receiving, customer waiting area or a store front. The exterior boasts a large amount of parking and storage opportunity on a **double lot** with front, side and rear space available for vehicles, trailers, equipment and other limitless uses. Building has both front and rear entry doors.

Building Specifications:

- Zoned: Industrial
- Year built: 1985 (per Madison County Assessor)
- Square Feet: 3225
- Lot: Double, 90'x147'
- Single Story
- Concrete block building with a clear span ceiling
- Concrete floors with floor drains
- HVAC: Forced Air
- Front parking is concrete, rear/west side is gravel.
- Fence along western property line
- Rear vehicle access from alley or west side of lot
- East side of lot can easily be used for additional parking or rear access way as well
- Front and rear building entry
- Power: 3 Phase
- Equipped with large commercial exhaust fan in rear of building
- 2023 taxes: \$2,439.24

