

600 S Camp Ave Olney, IL 62450

****NOT FOR PUBLIC DISTRIBUTION: MEMBERS ONLY****

Commercial
MLS#: 6216895Active
DOM: 136LP: \$345,000
OP: \$345,000

Year Built: 1989
 Bus Name:
 PropSubType: Industrial
 Bus Only:
 Apx Acres: 5.50
 Lot SqFt: 239,580
 Apx Lot Dim:
 Gross Inc:
 Net Inc:
 Total Exp:
 Lake YN: No

Leased: Yes
 Avail for Lse: Yes
 SF Bldg:
 SF Office: 0
 SF Manuf:
 SF Whse:
 SF Other: 4,765
 Tot SF: 0
 SF Source: Public Records
 Protect Pd:

Tax Information & Legal

County: Richland
 Taxes/Yr: \$2,157/2020
 Legal: PLAT/BLOCK/LOT / / ALL BLK 22 EXC RR R.O.W. A. KITCHELL'S 2ND ADDN

Tax ID: [1-11-03-117-001](#), [1-11-03-116-009](#), [1-11-03-116-007](#)
 Tax Exmptn: None

Property Information and Features

Zoning: IND
 Utility Comp:
 Rd Front: 395
 Levels #: 1.0
 Roof: Metal
 Landlord Pays: None
 Electric: 200 Amps
 Bsmnt/Found: /Slab
 Bus Type:
 Heat/Cool/WH: None/None/None

Water: Public
 Loading Dock:
 Drive-in Dr: 2
 Gas Avail:
 Water: Public

Sewer: City Sewer
 Covenants: No
 Park Sp: 0
 OH Doors: 0
 Gas Av/Mo:
 Roof: Metal
 Sewer: City Sewer
 Exterior: Aluminum, Block
 Drve Cnst: Concrete, Gravel

CFD Avail: No
 Ceiling Ht:
 OH Door Ht:

Commercial Lease Information

Remarks and Showing Instructions

Public: This 5.5 acre lot features a 2,375 sq ft block building and a 2,390 sq ft metal building. This lot also has 19 metal storage containers that can be sold with the lot. The water main is 6 inches and close to a railroad spur. Oversized gas main. Original structure that was on this property had 6,000 amp service, 660 volt. This service is still available to the property. Call the agent today to view this property.

Agent: The seller is listing agent's uncle.

Show Instructions/Lockbox: Contact the agent to schedule a showing!

Listing Information

List Office: [United Country Burke Auction & Realty \(1996\)](#)
 Office Phone: 618-592-4200
 List Agent: [Bill Burke \(359500545\)](#)
 Phone: 618-553-4613
 List Type: Excl Rt To Sell
 Possession: At Close

Minimum CC: 2.25%
 Variable: No
 Owner Name: Thomas & Brenda Sloan
 2nd Owner:
 Agt Owned: Related

List Date: 11/28/2021
 Expire Date: 11/19/2022

Information herein deemed reliable but not guaranteed; buyer should verify school districts and all information. [Matrix.CIBRMLS.com](#)
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