

# 600 S Camp Ave Olney, IL 62450

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Commercial	Active	LP: \$345,000
<b>MLS#:</b> 6216895	<b>DOM:</b> 136	<b>OP:</b> \$345,000



<b>Year Built:</b>	1989	<b>Leased:</b>	Yes
<b>Bus Name:</b>		<b>Avail for Lse:</b>	Yes
<b>PropSubType:</b>	Industrial	<b>SF Bldg:</b>	
<b>Bus Only:</b>		<b>SF Office:</b>	0
<b>Apx Acres:</b>	5.50	<b>SF Manuf:</b>	
<b>Lot SqFt:</b>	239,580	<b>SF Whse:</b>	
<b>Apx Lot Dim:</b>		<b>SF Other:</b>	4,765
<b>Gross Inc:</b>		<b>Tot SF:</b>	0
<b>Net Inc:</b>		<b>SF Source:</b>	Public Records
<b>Total Exp:</b>		<b>Protect Pd:</b>	
<b>Lake YN:</b>	No		

## Tax Information & Legal

<b>County:</b> Richland	<b>Tax ID:</b> <a href="#">1-11-03-117-001,1-11-03-116-009,1-11-03-116-007</a>
<b>Taxes/Yr:</b> \$2,157/2020	<b>Tax Exemptn:</b> None
<b>Legal:</b> PLAT/BLOCK/LOT / / ALL BLK 22 EXC RR R.O.W. A. KITCHELL'S 2ND ADDN	

## Property Information and Features

<b>Zoning:</b> IND	<b>Water:</b> Public	<b>Sewer:</b> City Sewer	<b>CFD Avail:</b>	No
<b>Utility Comp:</b>		<b>Covenants:</b> No		
<b>Rd Front:</b> 395	<b>Loading Dock:</b>	<b>Park Sp:</b> 0	<b>Ceiling Ht:</b>	
<b>Levels #:</b> 1.0	<b>Drive-in Dr:</b> 2	<b>OH Doors:</b> 0	<b>OH Door Ht:</b>	
<b>Roof:</b> Metal	<b>Gas Avail:</b>	<b>Gas Av/Mo:</b>		
<b>Landlord Pays:</b> None		<b>Roof:</b> Metal		
<b>Electric:</b> 200 Amps	<b>Water:</b> Public	<b>Sewer:</b> City Sewer		
<b>Bsmnt/Found:</b> /Slab		<b>Exterior:</b> Aluminum, Block		
<b>Bus Type:</b>		<b>Drive Cnst:</b> Concrete, Gravel		
<b>Heat/Cool/WH:</b> None/None/None				

## 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

<b>List Office:</b> <a href="#">United Country Burke Auction &amp; Realty (199)</a>	<b>Minimum CC:</b> 2.25%	<b>List Date:</b> 11/28/2021
<b>Office Phone:</b> 618-592-4200	<b>Variable:</b> No	<b>Expire Date:</b> 11/19/2022
<b>List Agent:</b> <a href="#">Bill Burke (359500545)</a>	<b>Owner Name:</b> Thomas & Brenda Sloan	
<b>Phone:</b> 618-553-4613	<b>2nd Owner:</b>	
<b>List Type:</b> Excl Rt To Sell	<b>Agt Owned:</b> Related	
<b>Possession:</b> At Close		

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

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