

FOR SALE

810 Deal Street
Highland, Illinois 62249

TAX INCENTIVES AVAILABLE!



Contact:

DAVE KUNKEL, Broker
Dave@choosekwg.com
618-977-1846 mobile

KELLY HULVEY, Broker
Kelly@choosekwg.com
618-210-4702 mobile

LUKE ALLAN, Broker
Luke@choosekwg.com
618-578-3598 mobile

618-202-4500 office
3318 N IL
Swansea, IL 62226
Choosekwg.com

OFFICE/ RETAIL/ WAREHOUSE BUILDING

- Former Korte Meat Processing Facility
- 10,040 Square Foot Building on 0.90 acres
- 3 Phase Electric, One (1) 8' x 7' OHD, large parking lot
- Parcel ID #: 01-2-24-06-08-201-010
- Includes several rooms and work areas, providing flexible space that can be adapted for offices, production, storage or specialty use
- Located in TIF #1 District, Business District, and the Enterprise Zone.
- **Sale Price: \$289,000.00 (\$28.78 PSF)**

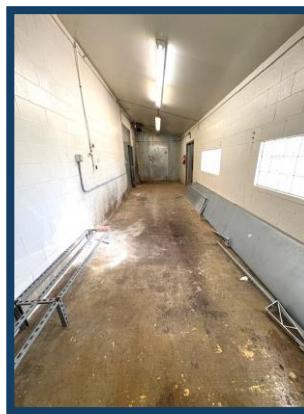
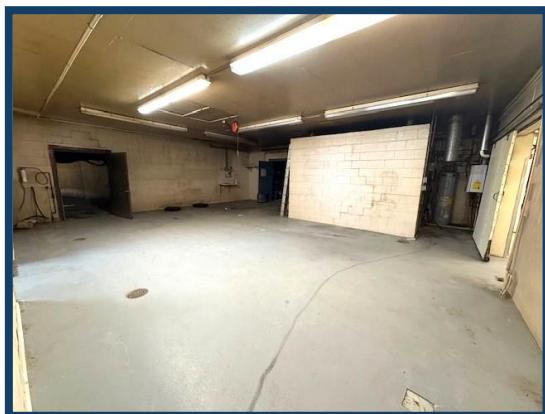
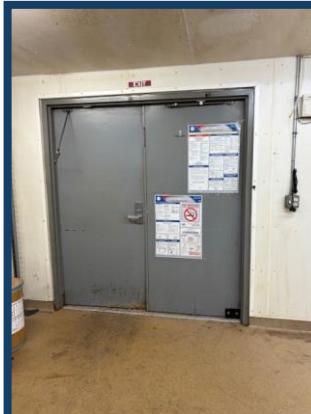
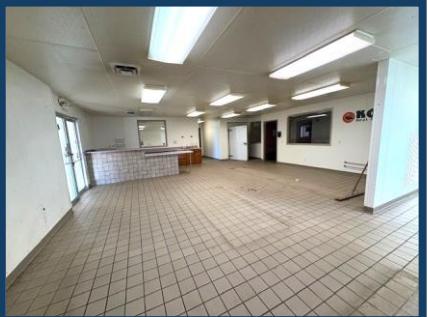


Information herein is not warranted and subject to change without notice. We assume no liability for errors on items included in quoted price. Broker makes no representation as to the environmental condition of property and recommends Purchaser's / Tenant's independent investigation.

PHOTOS



810 Deal Street
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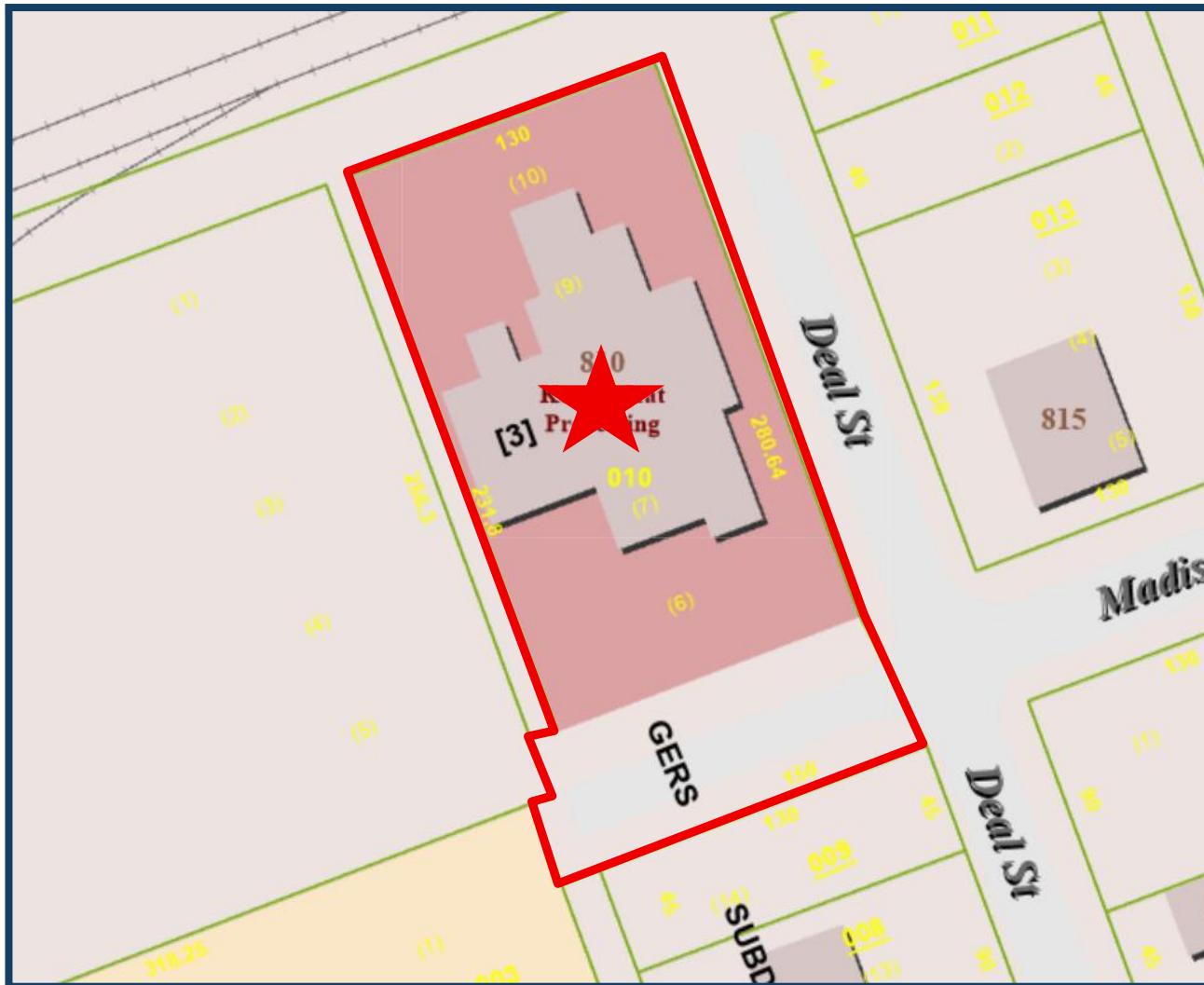
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PLAT



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Lot Size 140' x 280' (39,200 SF, 0.90 Acres)

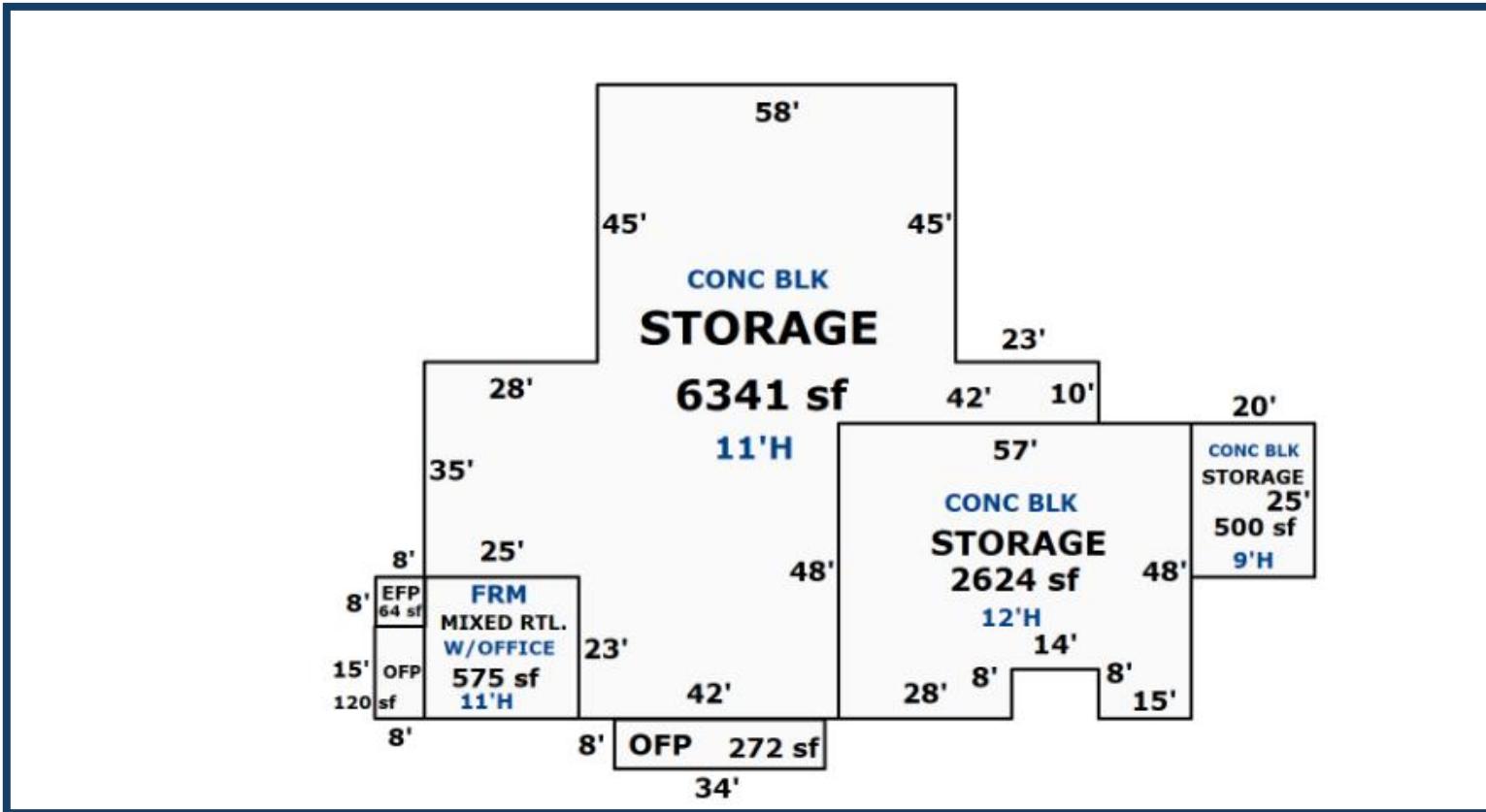


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PROPERTY SKETCH



810 Deal Street
Highland, Illinois 62249



Building Sketch is for reference only!

The building sketch sourced from Madison County Property Tax Records is provided to illustrate general dimensions.

Ceiling Height: Up to 16'6".

Note: The sketch does not accurately depict current interior finishes or configuration. Interior layout varies and has several rooms and sections throughout the building providing functional space for various operations.



COMMERCIAL BUILDING INFORMATION

Building Name: Office/ Retail/ Warehouse Building

Address: 810 Deal Street

City: Highland **IL:** 62249 **Madison County**

Building Size: 10,040 SF

Useable/Rentable: U

Year Built: 1970

Ceiling Height: Up to 16'6"

Overhead Doors: One (1) 8' x 7'

Lot Size: 140' x 280' (0.90 acres)

Parking Spaces: Ample

Zoning: Industrial District

Permanent Parcel #: 01-2-24-06-08-201-010

Taxes (Year): 2024 /\$9,841.52

Lease: N/A

Sale Price: \$289,000.00 (\$28.78 PSF)

Comments: Former Korte Meats Processing Building.
Located in TIF #1 District, Business District and the Enterprise Zone.
Tax Incentives Available!

KUNKEL COMMERCIAL GROUP

3318 N Illinois Street

Swansea, IL 62226 www.choosekwg.com

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