



Real Estate Auction



**Commercial | Industrial
Building on 2.76 Ac
within City Limits**

Online only - Randolph County, IL



Property Address: 1252 Lehmen Dr, Chester, IL 62233

**Open House: Friday,
Aug 14th from 4pm - 6pm**

Situated on 2.76± acres along a busy highway, this property offers excellent visibility and easy access. The 17,000± square foot industrial building provides plenty of space and a flexible layout that can accommodate a variety of commercial, industrial, or mixed-use opportunities. Whether you're planning to renovate, repurpose, or develop something new, this property offers a solid foundation with plenty of potential to bring your vision to life.

- Square Footage: 17,138 (source: county)
- Lot Size: 2.76 (source: county)
- Roof: Metal
- School District(s): Chester Dist 139
- Drive Times:
 - Perryville: 22 minutes
 - Sparta: 25 minutes
 - Red Bud: 25 minutes
- Title Company: Randolph County Abstract
- Directions: From Chester take Route 3 NE out of town, property will be approx a 1 ½ mile on the right
- Legal Description: 300/207 2021R00636 2021R01624 PT FRL SW NW 2.76 AC S11 T7 R7
- Parcel(s): 18-192-077-00
- Taxes: 2024 ~ \$4,519.52

 **ONLINE**
Real Estate Auction
TUESDAY
Aug 25
@ 10:00 AM

**Terms & Conditions apply. Go to
Property Peddler.com for more details!**

This is an internet-only auction — all bidding takes place online. The property is being sold AS-IS, WHERE-IS. It is recommended that bidders register at least 24 hours before the auction closing. View auction at propertypeddler.com - Questions? Call Property Peddler Inc. at (618) 473-2500.

**Brad
Chandler**
(618) 791-3289
Auctioneer/Broker

IL Auctioneer
Lic # 441.002105



Property Peddler Inc.

Auction & Real Estate Company
Property Peddler Inc. IL Lic. # 444.000622

(877) 473-2018

*"An Auction Company That Goes
Beyond the Call..."*



**Brenda
Chandler**
(618) 201-3947
Designated
Managing Broker

PROPERTYPEDDLER.COM