



Number Of Units Total:	1	Sub-Type:	Business
Building Area Total:	3,336	Zoning Description:	California
Building Area Source:	Assessor	Township:	None
Stories:	0	Subdivision Name:	1.9
Property Attached YN:		Lot Size Acres:	82,764
Accessibility Features YN:		Lot Size Square Feet:	Assessor
Basement YN:	No	Parking Total:	20
Common Interest:		Waterfront YN:	No
Exclusions:		Water Body Name:	
Year Built:	2001		
Year Built Details:	Historical MLS number:		

Public Remarks: LARGE COMMERCIAL BUILDING BETWEEN KNOX AND NORTH JUDSON - Excellent opportunity. Previously an established retail pet store, but many otherpossibilities. 3,336 Square Feet of heated space. Built in 2001 for retail. Situated on 1.9 acre lot with nearly 350 ft of road frontage and good traffic count. Property also includes a pond and open pasture area along with large parking lot. E Toto Rd across from Dollar General, Knox.

Directions: US 35 to Toto Rd. West to Property.

Cross Street:

Latitude: 41.258821 **Longitude:** -86.694102

Public Historical Remarks: Utilities: On, Roof Structure: Pitched

Listing Date:	05/28/2025	Listing Agreement:	Exclusive Right To Sell	Status Change Timestamp: 05/28/2025
Active Under Contract:				Original List Price: \$129,900
Purchase Contract Date:				List Price: \$89,900
Back on Market Date:		Seller to consider offering concessions:		Close Price:
Close Date:		Comp Sale YN:		Buyer Financing:
		Earnest Money Deposit:	\$2,000	Concessions:
		Limited Purchase		
		Contingency:		
		Listing Terms:	Cash; Conventional	

Auction: No	Auction Details:	Tax Annual Amount: \$1,142	Parcel Number: 751006100035100002
		Tax Year: 2024	Add'l Parcels:
		School District:	Add'l Parcels
		Elementary School:	Desc:
		Middle/Jr School:	Tax Legal Description: PT NW NW S6 T32 R2 1.90A.
		High School:	

Accessibility Features:	Interior Features:
Appliances:	Laundry Features:
Basement:	Lot Features:
Building Features: Private Restrooms; Sheet Rock Ceiling(s); Wood Panel Ceiling(s); Other	Owner Pays: All Utilities
Construction Materials: Vinyl Siding	Parking Features: Gravel
Cooling: Central Air	Possession: Close Of Escrow
Current Use: Commercial; Retail	Possible Use: Commercial; Mixed Use; Office; Place of Worship; Retail; Warehouse; Other
Documents Available:	Public Survey Details:
Electric: 100 Amp Service; 200+ Amp Service	Rail Availability: None
Exemption Information: Exemption YN: No	Roof: Asphalt; Metal; Shingle
Exterior Features: Other	Security Features:
Flooring: Concrete	Sewer: Septic Tank
Foundation Details:	Special Licenses:
Frontage Type:	Special Listing Conditions: None
Green Energy Generation:	Tenant Pays: None
Heating: Natural Gas	Utilities: Electricity Connected; Natural Gas Available; Natural Gas Connected
Income and Expenses: , Electric Expense: \$0, Expense Year: 0 , Gross Income: \$0, Gross Scheduled Income: \$0, Insurance Expense: \$0 , Maintenance Expense: \$0, Manager Expense: \$0, Net Operating Income: \$0, New Taxes Expense: \$0 , Other Expense: \$0 , Professional Management Expense: \$0, Sewer Expense: \$0, Supplies Expense: \$0, Total Actual Rent: \$0, Trash Expense: \$0, Water Expense: \$0	View:
	Water Source: Well
	Waterfront Features:

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