

FOR SALE

73,717 SF Retail/Warehouse on 3.00+/- acres. List Price \$4,995,000

The World Famous Brooks Catsup Bottle Water Tower is NOT included.

If buyer is interested in the Catsup Bottle only, The seller will work with the County to divide the parcel.

**Black Friday
Liquidators**
RESIDENTIAL COMMERCIAL
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Contact:

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3318 N IL Street
Swansea, IL 62226
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FOR SALE

800 S. Morrison
Collinsville, IL



Note: Black Friday Commercial Appliance is not for sale! Business is not included in the sale.

- 73,717 SF Retail Showroom/Warehouse
- 3.00 +/- Acres with high superior from Highway 159
- Heated and insulated warehouse, retail space is air conditioned
- Lighted marquee sign – Programable
- 4 Overhead doors and 4 loading docks
- Newly striped and sealed parking lot within 3 years
- Fenced in area for equipment and storage
- Zoned B-5 Warehouse Commercial District
- **List Price: \$4,995,000.00**

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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.