



MLS #: EB453682 **St:** Active **Cat:** Lots/Acres/Farms **LP:** \$480,000
Addr: 1445 E MAIN Street **# of Lots:** 1
City: Carbondale IL **Zip Code:** 62901
County: Jackson **Subdivision:** Sunny Acres North
Type: LOTS **Ann Taxes:** \$39,998.00 **Tax:** 2022
Parcel ID: 15-14-326-024 **Add'l Parcel:**
Apprx. **Apprx Lot Dim.:** 304x542x213x432
Legal: LOT 1 SUNNY ACRES NORTH 3RD PLAT PC 2 **Virtually Stage Y/N:**

# F	# Bedrooms:	Year Built:	Source
# Stories:	# 1/2 Baths:		
Apprx Above-Grade		Apprx Fin Bsmt	
Apprx Total Fin SqFt:		Apprx Bsmt SqFt:	

[Schedule a Showing](#)

Directions: Just east of Buffalo Wild Wings on E. Main Frontage Rd.

Apprx Tillable Section	Apprx. Pasture Township	Apprx. # Wooded Range:
Principle Meridian #:	FSA Farm #:	FSA Cropbase:
Cropshare Lease:	Quiet Ten Farm	Corn Suitability Rating:
CRP:	Soil Type:	Production Index:
Soil Index:	Mineral Rights:	Tenant/Operator Name:
# Yield/Acre - Corn:	# Yield/Acre - Milo:	# Yield/Acre - Soybeans:
# Yield/Acre -	# Yield/Acre - Oats:	# Yield/Acre - Other:
Corn Suitability Rating/PI:		

Mo Assn Fee:	Ann Assoc Fee:	Zoning: Commercial	100-Yr Flood	Unknown	High	Carbondale HS
Repo No	Short Sale: N	Elem School:			Mid Schl:	

Agent Remarks The property appears to be in the Enterprise Zone according to the City map.

Public Remarks PAD READY! Partially developed lot on Carbondale's east side next to Buffalo Wild Wings. Paved parking is complete. Just add your building and your business is ready to open! Taxes should be re-assessed based on the new sales price.

INFORMATION ON FILE	Aerial View, Other Information on File
ROAD/ACCESS	Curbs & Gutters
MISCELLANEOUS	Close to Shopping
UTILITIES AVAILABLE	Electricity/Lot Line, Natural Gas/Lot Line, Other Utilities Available
LOT DESCRIPTION	Level
TAX EXEMPTIONS	None
WATER/SEWER	Public Sewer, Public Water
POSSIBLE FINANCING	Cash, Conventional
SHOWING INSTRUCTIONS	Text/Call Listing Agent

Owner: Premier Property Management + Development	Also Ref MLS #:
LO: COMMERCIAL REALTY ASSOCIATES - Phone: 618-303-0701	Off License # 478027382
LA: ROLF R SCHILLING - Pref: 618-303-0700	Agent License # 471012048
LA Email: anke@midwest.net	Appointment Desk Phone: 618-303-0700
CLA:	Expiration Date: 5/29/2025
OLA:	Agent Designated MB: No
Comp: 3%	Agent Related to Owner: N
Dual/Var: No	Listing Type: Exclusive Right to Sell
Agent Owned: N	

OLP: \$480,000	Selling Agent:	Co-Sell Office:
Sold Price:	Selling Office:	Co-Sell Agent:
Closing Date:	Selling Team:	How
Conc. \$:	Sold Conc.	DOM: 0 CDOM: 0
		List 6/3/2024 Active Date (if applicable):