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**RE/MAX**  
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Address / Town	Price
125 W Main Street Morrison, IL 61270	\$49,900.00



Square Feet	Year Built / Age	Type	Style	Zoning	Lot Size	Possession
2120	Unknown	Mixed Use	2 Story	C1-Commercial	20' x 53'	Individual
# of Rooms	# of Bathrooms	Water Heater	Heating System	Electrical	A/C	Corner
5	0.5	Gal: 40 G <input type="checkbox"/> E <input checked="" type="checkbox"/>	Lenox Pulse	Circuit Breakers	Outside Unit	Yes
Township and Tax ID Number			Document #		Taxes	
Mt. Pleasant: 09-18-263-001			5356-99		2023: \$826.96	

Legal Brief:	City of Morrison Lot Block 17					
Rent / Income	Security Deposit	<input checked="" type="checkbox"/> Gas	<input type="checkbox"/> Septic	<input type="checkbox"/> Well Water		
\$375 Per Month		<input checked="" type="checkbox"/> City/Sew.	<input checked="" type="checkbox"/> City Water	<input type="checkbox"/> Flood Plain		

Dimensions:	Main Areas	L	F	Main Areas Cont. & Misc	L	F	Bathrooms	L	F
18' 9" x 18' 5"	work area	1	C				6' x 6' 1/2 Bath	1	V
8' 6" x 13' 9"	walk through	1	C						
12' 6"x8'	work area w/counter	1	V						
18' 9" x 7'	welcome area	1	V						
18' 9" x 10'	office	1	C						

Basement	Features	Square Feet
<input type="checkbox"/> Int. Ent <input checked="" type="checkbox"/> Ext. Ent <input type="checkbox"/> Drain <input type="checkbox"/> Sump Water Softener: <input checked="" type="checkbox"/> None <input type="checkbox"/> Own <input type="checkbox"/> Rent Construction: <u>Stone</u>	Convenient Main Street Location...at the corner of Base Street and Main. Rear exit out to Market Street. The interior has been updated. Basement access is from the exterior. The second-floor access would be on the exterior west side, would need the use of a ladder. There is a current tenant in possession, if you would be interested in the purchase as an investment.	Total Sq. Ft.: <u>2120</u> 1st Floor: <u>1060</u> 2nd Floor: <u>1060</u> 3rd Floor: <u>-----</u> Basement: <u>500</u>

Information believed to be accurate, but not warranted