



**MLS #:** EB456272    **Status:** Active    **Cat:** Commercial    **Price:** \$129,500  
**County:** Union    **Type:** Land & Farm  
**Addr:** 0000 Richview Drive    **Unit #:**  
**City:** Anna    IL    **Zip Code:** 62906  
**Legal:** LOT 5 RICHFIELD ACRES 1.17 AC    **Virtually Stage Y/N:**

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**Total Bldg SqFt:** 0    **For Sale:** Yes    **For Lease:** No    **Lease \$/Mo:**  
**Office SqFt:**    **Warehse SqFt:**    **Lease Type:**  
**Avail SqFt:** 50,750    **CAM \$/SqFt:**    **Lease Renewal:**  
**Stories:**    **# of Bldgs:**    **Lease \$/SqFt:**  
**Parking Spcs:**    **# of Units:**    **Lease \$/SqFt Ann**  
**Handicap Mod:**    **Udgrd Strg Tank:**    **Subsqt Sale to Tenant:**  
**Year Built:**    **100-Yr Flood Plain:**    **Agent Owned:** No  
**Apx Lot SqFt:** 175 x 290    **Zoning:** Commercial    **Agent Related to Seller:** No  
**Apx Acres:** 1.17    **NDA:**    **Agent is Desig. Mnging Broker:** No

**Directions:** From Hwy 146 turn north onto Hwy 51. The property is on the right between the SIH Primary Care and NAPA auto parts store.

<b>2023 Taxes:</b> \$1,019.00	<b>Parcel ID(s):</b> 14-00-12-253	<b>Security System:</b>	<b>Corn Suitability Rating/PI:</b>
<b>Tax Incentive:</b>		<b>Sprinkler:</b>	<b>Total Passthru Cost:</b>
<b>Exemptions:</b>		<b># Dock Doors:</b>	<b>Projected Exp (IV):</b>
<b># Seats:</b>		<b># Rail Doors:</b>	<b>Projected Inc (IV):</b>

**Agent Remarks**

**Public Remarks** This is a perfect lot for your next business venture. It is located in the middle of the commercial hub in Anna. The vacant lot is directly between the SIH Primary Care clinic and NAPA auto parts. Drive by today and take a look. Please call with any questions.

**FEATURES** Industrial / Office/ Retail /Multi-Family / Restaurant / Investment

**LOCATION** Office Park  
**FRONTAGE/ACCESS** Frontage Road, State Road  
**SEWER SOURCE** Public Sewer  
**OWNERSHIP** L.L.C.  
**AVAIL AT LIST OFFICE** Legal Description, Aerial Photo  
**TAX INCENTIVE** None  
**POSSIBLE FINANCING** Cash, Conventional  
**SHOWING INSTRUCTIONS** Sign on Property, Text/Call  
 Listing Agent  
**WATER SUPPLY** City on Premises

**Land and Farm**

**PROPERTY TYPE/USE** Commercial  
**LAND DESCRIPTION** Level  
**EASEMENTS/RESTR** Unknown  
**UTILITIES ONSITE** Electric, Gas, Water  
**OPTIONS** Other Options

**Land with a House**

<b>Owner:</b> Cairo Rehab & Fit Fore Golf, Inc.	<b>Also Ref MLS#:</b>
<b>LO:</b> RE/MAX Realty Central - Phone: 618-457-4663	<b>Off License #</b> 481013722
<b>LA:</b> ROBIN S. GELFIUS - Pref: 618-246-8633	<b>Agt License #</b> 471020023
<b>LA Email:</b> robingelfius@gmail.com	<b>List Team</b>
<b>CLA:</b>	<b>Appointment Desk Phone:</b> 618-246-8633
<b>OLA:</b>	<b>Cell:</b>
	<b>Cell:</b> LD: 12/21/2024
	<b>Cell:</b> XD: 6/21/2025
	<b>List Ty...</b> Exclusive Right to Sell

<b>OLP:</b> \$129,500	<b>Selling Agent:</b>	<b>Co-Sell Offi...</b>
<b>Sold Price:</b>	<b>Selling Office:</b>	<b>How S...</b>
<b>Closing Date:</b>	<b>Co-Sell Agent:</b>	<b>DOM:</b> 5 <b>CDOM:</b> 5
<b>Concessions \$</b>	<b>Sold Conc Info</b>	<b>Selling Team:</b>
<b>Buyers Name:</b>	<b>Lender/Mortgage Co</b>	<b>List Date:</b> 12/21/2024 <b>Active Date (if applicable):</b>