

12646 N 300th St Wheeler, IL 62479

Commercial 6256964 **Active** **DOM:** 0 **Delayed Marketing Y/N:** **LP:** \$199,000 **OP:** \$199,000



Year Built: 2017 **Leased:** No
Bus Name: **PropSubType:** Business Opp **Avail for Lse:** No
Bus Only: **Apx Acres:** 0.60 **SF Bldg:** 1,962
Lot SqFt: 26,136 **SF Office:** 450
Apx Lot Dim: **Gross Inc:** **SF Manuf:**
Net Inc: **SF Whse:** 3,214
Total Exp: **Tot SF:** 0
Lake/Name: No **SF Source:** Public Records
Protect Pd:

Tax Information & Legal

County: Jasper **Tax ID:** [58-06-22-100-016](#)
Taxes/Yr: \$1,488/2024 **Tax Exmptn:** None
Legal: PT SW 1/4 NW 1/4 S22 T7 R8 .60 AC B 244 P 656; B 256 P 838;

Property Information and Features

Zoning: COM **Water:** Public **Sewer:** City Sewer **CFD Avail:** No
Utility Comp: **Covenants:** No
Rd Front: 185 **Loading Dock:** **Park Sp:** 3 **Ceiling Ht:**
Levels #: 1.0 **Drive-in Dr:** 1 **OH Doors:** 1 **OH Door Ht:**
Landlord Pays: All Utilities **Roof:**
Electric: **Water:** Public **Sewer:** City Sewer
Heat/Cool/WH: Electric, Forced Air, Hot Water, Propane/Central/Electric

Remarks

Public: Well-equipped commercial kennel property formerly home to Island Grove Kennels, a family-owned breeder in central Illinois. The facility includes multiple indoor kennels, outdoor kennels, a play yard, and a small office with grooming area. Features heated floors with a propane heater plus a backup electric forced-air furnace for year-round comfort. Designed for efficiency and flexibility, this property is ideal for breeding, boarding, grooming, or other pet-related operations. A unique opportunity to own a purpose-built kennel in a rural setting.