

24855 IL Route 122

DELAVAN, IL 61734



RE/MAX
COMMERCIAL[®]
TRADERS UNLIMITED

FOR SALE | 24855 IL ROUTE 122

ASKING PRICE: \$1,950,000



EXECUTIVE SUMMARY

Exceptional opportunity to own a fully equipped, multi-use livestock and event facility in a highly visible and easily accessible location just off Interstate 155 and Illinois Route 122 just south of Peoria, Illinois near Delavan. This is centrally located north of Springfield and west of Bloomington/Normal. 4 Rocks Arena offers a rare combination of infrastructure, income potential, and versatility. Designed to accommodate large-scale horse and cattle events, auctions, and exhibitions, the property can house up to 171 animals and features a well-appointed arena with seating, heat, and restroom facilities, making it suitable for year-round use. The property includes 60 RV electrical hookups; ideal for hosting multi-day events, shows, or traveling participants. A shower house provides added convenience for guests and vendors, enhancing the property's appeal as a destination venue. A standout feature is the newly constructed café in 2024, offering on-site food service and additional revenue potential. The scenic setting includes a lake, creating an inviting atmosphere for visitors and expanding possibilities for recreation or event enhancement. Positioned with high visibility from the interstate and quick access to ramps, this location is primed for strong traffic exposure for ease of access for trailers, equipment, and guests.



60,000+/-
TOTAL SF



4
BUILDINGS



20.16
ACRES



A-1
ZONING

CLICK [HERE](#) FOR LINK TO

- Video Tour

CLICK [HERE](#) FOR LINK TO

- Property Photos & Videos
- Floorplans
- County Records



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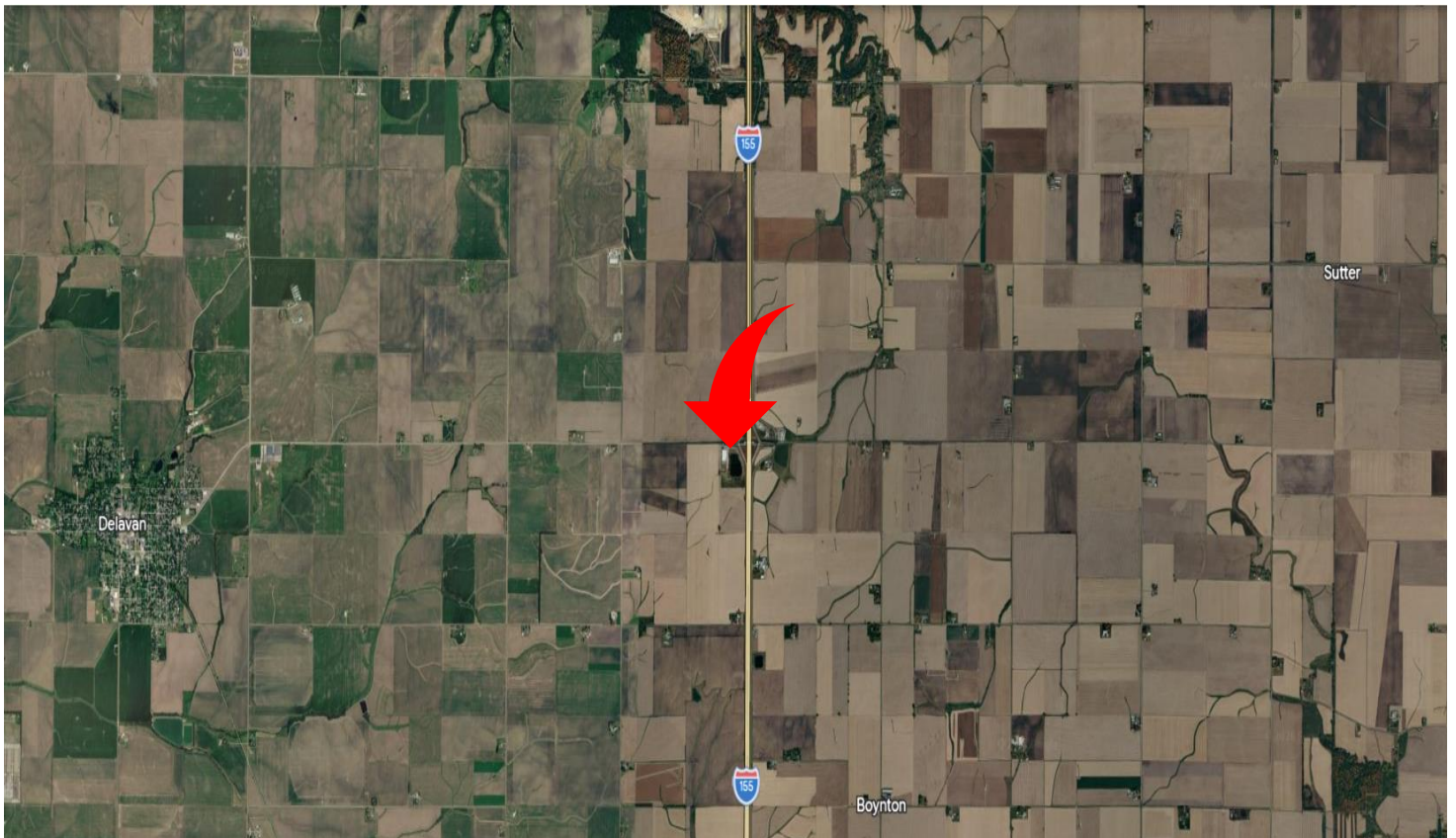
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PROPERTY INFORMATION

ADDRESS	24855 IL Route 122
CITY / STATE / ZIP	Delavan, IL 61734
PARCEL ID(s)	22-22-08-200-005
PROPERTY TYPE	Land & Farm, Warehouse, Other
ZONING	A-1
TOTAL LOT ACRES	20.16
TOTAL BUILDINGS	4
TOTAL SF	60,000 +/-



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ADDITIONAL INFORMATION

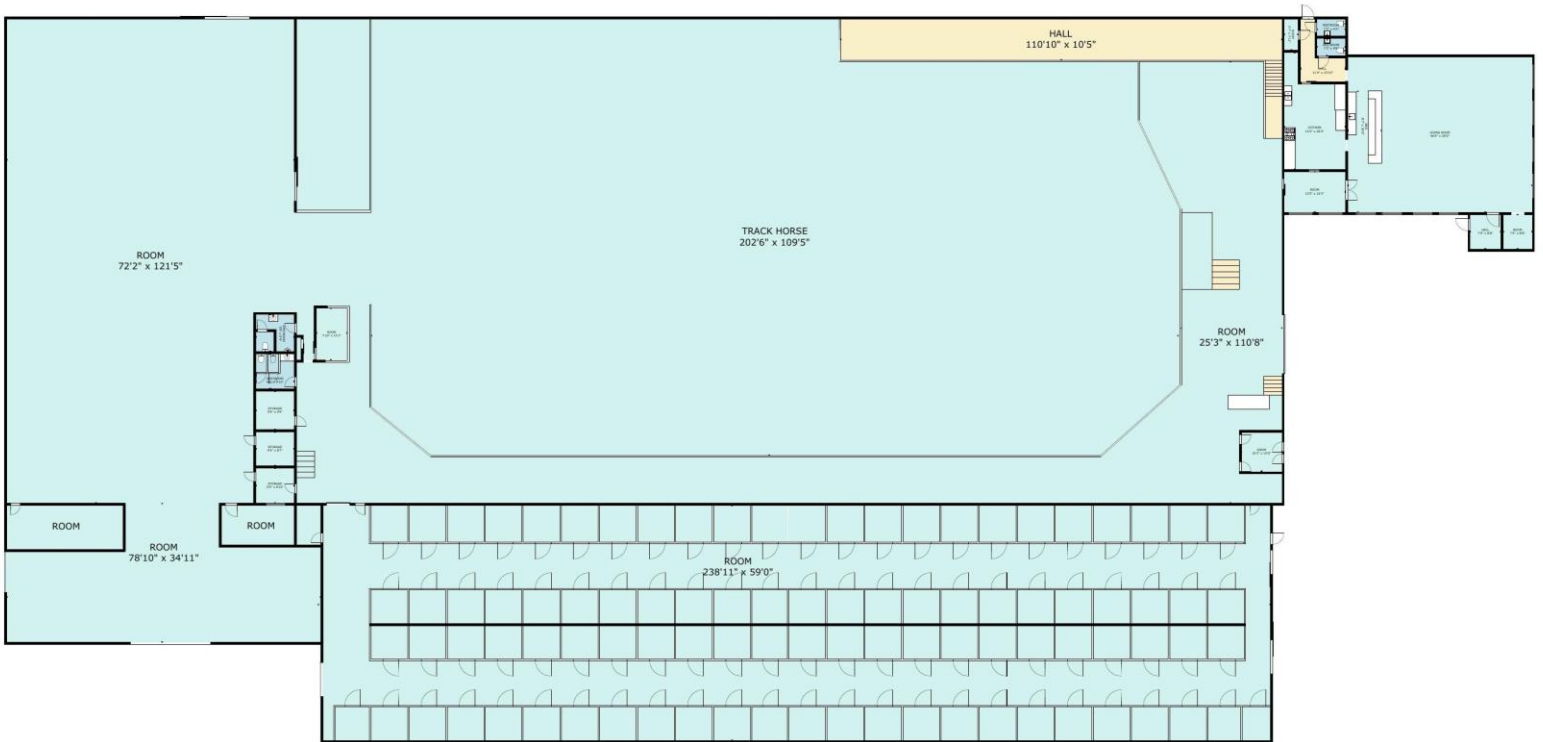
The Café kitchen includes indoor and outdoor covered seating, concession stand window for arena, hood with ansul/fire suppression system, and grease trap.

Zoned A-1, the property supports a wide range of agricultural and commercial uses. While the current ownership has not pursued a liquor license or gaming, both present additional upside opportunities for future operators. Whether you're looking to host equestrian events, livestock auctions, recreational gatherings, or expand into a multi-revenue venue, this property offers endless potential in a strategic Central Illinois location.

4 Rocks Arena will continue its business operations and event bookings during this process. Adjacent ranch home of 3 bed, 2 bath with 3 car garage on 5 acres can be purchased separately. See LA for more details.



FLOORPLANS



GROSS INTERNAL AREA
TOTAL: 2,454 sq ft
HORSE HOLDING: 2,454 sq ft
EXCLUDED AREAS: GARAGE: 1,087 sq ft, HORSE HOLDING: 58,493 sq ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

FLOOR 1

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EXTERIOR PICTURES



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INTERIOR PICTURES



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