

600 S Camp Ave Olney, IL 62450

****NOT FOR PUBLIC DISTRIBUTION: MEMBERS ONLY****

Commercial
MLS#: 6216895Active
DOM: 9LP: \$345,000
OP: \$345,000

Year Built:	1989	Leased:	Yes
Bus Name:		Avail for Lse:	Yes
PropSubType:	Industrial	SF Bldg:	
Bus Only:		SF Office:	0
Apx Acres:	5.50	SF Manuf:	
Lot SqFt:	239,580	SF Whse:	
Apx Lot Dim:		SF Other:	4,765
Gross Inc:		Tot SF:	0
Net Inc:		SF Source:	Public Records
Total Exp:		Protect Pd:	
Lake YN:	No		

Tax Information & Legal

County:	Richland	Tax ID:	1-11-03-117-001 , 1-11-03-116-009 , 1-11-03-116-007
Taxes/Yr:	\$2,157/2020	Tax Exmptn:	None
Legal:	PLAT/BLOCK/LOT // ALL BLK 22 EXC RR R.O.W. A. KITCHELL'S 2ND ADDN		

Property Information and Features

Zoning:	IND	Water:	Public	Sewer:	City Sewer	CFD Avail:	No
Utility Comp:		Loading Dock:		Covenants:	No	Ceiling Ht:	
Rd Front:	395	Drive-in Dr:	2	Park Sp:	0	OH Door Ht:	
Levels #:	1.0	Gas Avail:		OH Doors:	0		
Roof:	Metal	Water:	Public	Gas Av/Mo:			
Landlord Pays:	None			Roof:	Metal		
Electric:	200 Amps			Sewer:	City Sewer		
Bsmnt/Found:	/Slab			Exterior:	Aluminum, Block		
Bus Type:				Drve Cnst:	Concrete, Gravel		
Heat/Cool/WH:	None/None/None						

Commercial Lease Information

Remarks and Showing Instructions

Public: This 5.5 acre lot features a 2,375 sq ft block building and a 2,390 sq ft metal building. This lot also has 19 metal storage containers that can be sold with the lot. The water main is 6 inches and close to a railroad spur. Call the agent today to view this property.

Show Instructions/Lockbox: Contact the agent to schedule a showing!

Listing Information

List Office:	United Country Burke Auction & Realty (199)	Minimum CC:	2.25%	List Date:	11/28/2021
Office Phone:	618-592-4200	Variable:	No	Expire Date:	11/19/2022
List Agent:	Bill Burke (359500545)	Owner Name:	Thomas & Brenda Sloan		
Phone:	618-553-4613	2nd Owner:			
List Type:	Excl Rt To Sell	Agt Owned:	No		
Possession:	At Close				

Information herein deemed reliable but not guaranteed; buyer should verify school districts and all information. [Matrix.CIBRMLS.com](#)
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