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Address / Town	Price
126 E Lincolnway Rd ~ Morrison, IL 61270	\$99,900.00



Square Feet	Year Built / Age	Type	Style	Zoning	Lot Size	Possession
3278	Unknown	Commercial	Church	C1	64' x 124'	No
# of Rooms	# of Bathrooms	Water Heater	Heating System	Electrical	A/C	Corner
12	3	Gal: ___ G <input type="checkbox"/> E <input type="checkbox"/>			(2) Trane XE 900	Yes
Township and Tax ID Number			Document #		Taxes	
Mt. Pleasant: 09-18-256-012			MF 3033-08		2023: \$1,590.62	

Legal Brief: CITY OF MORRISON LOT 08 BLK 02 82601x

Rent / Income	Security Deposit	<input type="checkbox"/> Gas	<input type="checkbox"/> Septic	<input type="checkbox"/> Well Water
		<input checked="" type="checkbox"/> City/Sew.	<input checked="" type="checkbox"/> City Water	<input type="checkbox"/> Flood Plain

Dimensions:	Main Areas		Main Areas Cont. & Misc				Bathrooms	
	L	F	L	F	L	F	L	F
8' 3" x 7' 3" Foyer	1	C	37' x 31' Main Room	1	C	7' 3" X 6' (1/2 Bath w/ urinal)	L	T
46' x 31' Weight Room	L	C	15' x 16' Back Area	1	C	6' x 6' (1/2 Bath)	L	T
8' 6" x 7' 9" Locker Room	L	C	8' 6" x 28' Back Room	1	C	6' x 6' 6" Tiled Shower Room	L	T
6' x 6' Locker Room (w/ sink)	L	C	8' 9" x 12' 6" Locker Room	1	R	6' 6" x 4' 6" (1/2 Bath)	1	V
13' x 12' Storage Room	L	C	54' x 32' Open Area w/ 4 CF	2	R			
Extra Storage Room	L	C	7' 6" x 16' 9" Sitting Area	2	R			
2 Under Stair Closets	1	C						

Basement	Features	Square Feet
<input checked="" type="checkbox"/> Int. Ent <input 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: _____	Great Exposure with this commercial site! Located at the NW corner of the intersection with US Rt 30 (Lincoln Highway) and Illinois Rt 78. Lots of square footage for your "project" at 3278 ! All levels including the walk out basement are usable. The windows have been updated. This property has been a Church and Exercise center in the past. The asking price of \$115,000 reflects that the roof will need to be replaced.	Total Sq. Ft.: 3278 1st Floor: 2858 2nd Floor: 420 3rd Floor: _____ Basement: 2608

Information believed to be accurate, but not warranted