



**MLS #:** EB456272    **St:** Active    **Cat:** Commercial    **LP:** \$129,500  
**County:** Union    **Type:** Land & Farm    **Virtually Staged?:**  
**Addr:** 0000 Richview Drive    **Unit #:**  
**City:** Anna    **IL**    **Zip Code:** 62906  
**Legal:** LOT 5 RICHFIELD ACRES 1.17 AC

|                           |                       |                               |
|---------------------------|-----------------------|-------------------------------|
| <b>Tot Bldg SqFt:</b> 0   | <b>Sale:</b> Yes      | <b>Lease:</b> No              |
| <b>Office SqFt:</b>       | <b>Lease \$/Mo:</b>   | <b>Lease Type:</b>            |
| <b>Avail SqFt:</b> 50,750 | <b>Lease \$/SqFt:</b> | <b>Lease Renewal:</b>         |
| <b>Warehse Sq...:</b>     | <b>Stories:</b>       | <b>Lease \$/SqFt Ann:</b>     |
| <b>CAM \$/SqFt:</b>       | <b>Parking Spcs:</b>  | <b>Subsqt Sale to Tenant:</b> |
| <b>Handicap Mod:</b>      | <b># of Bldgs:</b>    | <b>Year Built:</b>            |
| <b>Apx Lot SqFt:</b>      | <b># of Units:</b>    | <b>Apx Acres:</b> 1.17        |
|                           |                       | <b>NDA:</b>                   |
|                           |                       | <b>Udgrd Strg Tank:</b>       |
|                           |                       | <b>Zoning:</b> Commercial     |
|                           |                       | <b>100 Yr Fld Pln:</b>        |

**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.

**2023 Taxes:** \$1,019.00    **Exemptions:**    **Projected Exp (IV):**  
**Parcel ID:** 14-00-12-253    **Projected Inc (IV):**  
**# Dock Drs (I):**    **# Rail Drs (I):**    **# Seats (R):**    **Sprinkler:**    **Sec Sys:**

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  
**WATER SUPPLY** City on Premises

**Land and Farm**    **Land with a House**

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



**ROBIN S. GELFIUS - Pref: 618-246-8633**

RE/MAX Realty Central

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**Original Price:** \$129,500    **How Sold:**  
**Sold Price:**    **Concessions \$**  
**Closing Date:**    **Sold Conc Info**  
**Agent Owned: N**    **Agent Related to Owner: N**  
**Days on Market:** 11  
**Cumulative DOM:** 11  
**Agent is Designated Managing Broker:** No