

## Auto Body Repair Shop For Sale

218 South Elm St, Staunton, Illinois 62088  
Macoupin County

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### Property Description

#### Automotive Repair and Sales Building

1,800 SF Office/Warehouse: 500 SF Office Space, 1,300 Shop/Warehouse Space, (3) 9'x10' Drive-In Doors, Compressed Air, Paint Booth, Heated Flooring and Floor Drains.

Situated on 0.33 Acre Lot in Downtown Staunton and Located in a TIF District.

Building has almost no deferred maintenance and is in great shape.

**Sale Price: \$140,000**

#### Basic Details

Listing No:	2175
Sale Or Lease:	For Sale
Property Type(s):	Industrial, Retail, Retail - Vehicle Related
Building Size (Sqft):	1,800 Sqft.
Total Sqft Available:	1,800 Sqft.
Sale Price:	\$140,000
Sale Price Per Sqft:	\$77.78

#### Square Foot Information

Building Total Sqft:	1,800 Sqft.
Total Sqft Available:	1,800 Sqft.
Office:	500 Sqft.
Warehouse:	1,300 Sqft.
Min Divisible Sqft:	1,800 Sqft.
Max Contiguous Sqft:	1,800 Sqft.

## Facility Information

Drive-In Doors:	3
Drive-In Door Size:	9'x10'
Heating:	Yes - Floor
Cooling:	Offices
Insulated:	Yes
Lighting:	Fluorescent
Men's Restroom:	Yes
Women's Restroom:	Yes
Ventilation:	Yes
Compressed Air:	Yes
Yard:	0.25

## Structural Data

Year Built:	1988
Rehab Year:	1994
Clearance Min:	10 ft
Clearance Max:	11 ft
Style:	Wood Frame
Roof:	Metal
Exterior:	Metal
Floors:	1
Floor Type:	Reinforced Concrete
Floor Thickness:	6"
Floor Drains:	Yes

## Utility Information

Water Provider:	City of Staunton
Water Provider Location:	On Site
Sewer Provider:	City of Staunton
Sewer Provider Location:	On Site
Gas Provider:	Ameren IL
Gas Provider Location:	On Site
Electric Provider:	Ameren IL
Electric Provider Location:	On Site
AMPS:	200
Phase:	1
Low Volts:	120
High Volts:	240
Telecom Provider:	Madison Telephone
Telecom Provider Location:	On Site

## Property Information

Parcel No:	01-001-279-00
Zoning:	Commercial
Zoning By:	City of Staunton
Prior Use:	Auto Body/Repair/Sales
TIF:	Yes
Parking:	8
Parking Surface Type:	Rocked
Property Tax:	\$1,453
Tax Year:	2018

## Land Measurements

Acres:	0.33 Acre(s)
Frontage:	133 ft
Depth:	104 ft

## Transportation

Interstate:	I-55 (5 Miles)
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