

FOR
SALE

9,394 SF Commercial/Industrial Building

129-131 West Chestnut St., Anna, IL 62906



BARBERMURPHY

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Information herein is not warranted and subject to change without notice. We assume no liability on items included in quoted price. Broker makes no representation as to the environmental condition of the offered property and recommends Purchaser's/Lessee's independent investigation.

AREA MAP



PROPERTY SUMMARY

- 9,349 SF 1 Story Commercial Building on 0.39 Acres
- Suitable for Multiple Uses: Service Oriented Business, Automotive Repair, Climate Controlled Warehouse

SALE PRICE: \$170,000

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BUILDING DESCRIPTION



129-131 W. Chestnut Street, Anna

Two separate but adjoining commercial / industrial properties located near downtown Anna. Combined, the buildings comprise 9,394 SF on .39-acres / 17,160 SF. Currently used as physical fitness facility. Can be adapted to serve multiple uses including warehousing, automotive repair, contractor shop, office related uses, etc.

Each property has their own power, gas, water and sewer service.

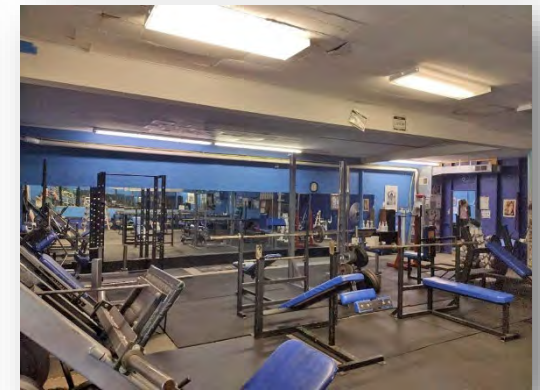
129 W. Chestnut Street #14-00-0-28-009

2,800 SF masonry building on 5,280 SF lot. Masonry building constructed in the 1950's. Constructed as a service building (i.e., automotive repair) with 12'x12' overhead drive-in doors in front and rear. Restroom and small office.

131 W. Chestnut Street #14-00-08-008

6,594 SF masonry and steel sided industrial/commercial building. Divided into various rooms with ceiling heights of 8'-10'. Two restrooms, plenty of storage areas. Room to expand building.

IMAGES



Listing No: 2570

Mixed-Use

129-131 W. Chestnut Street
Anna, IL 62906**SALE INFORMATION:**

For Sale: Yes
 Sale Price: \$170,000
 Sale Price/SF: \$18.10
 CAP Rate:
 GRM:
 NOI:

LEASE INFORMATION:

For Lease: No
 Lease Rate:
 Lease Type:
 Net Charges:
 CAM Charges:
 Lease Term:

Leasing Comments:**Comments**

Two adjoining commercial/industrial buildings totalling 9,394 SF located on two separate parcels on .39-acres near downtown Anna. Currently used as a physical fitness facility. Could be adapted for multiple-uses such as warehousing / storage, contractor facility, automotive repair, etc. See attached details on each property.

Total SF Available: 9,394 SF
Min Divisible SF: 9,394 SF

SQUARE FOOT INFO:

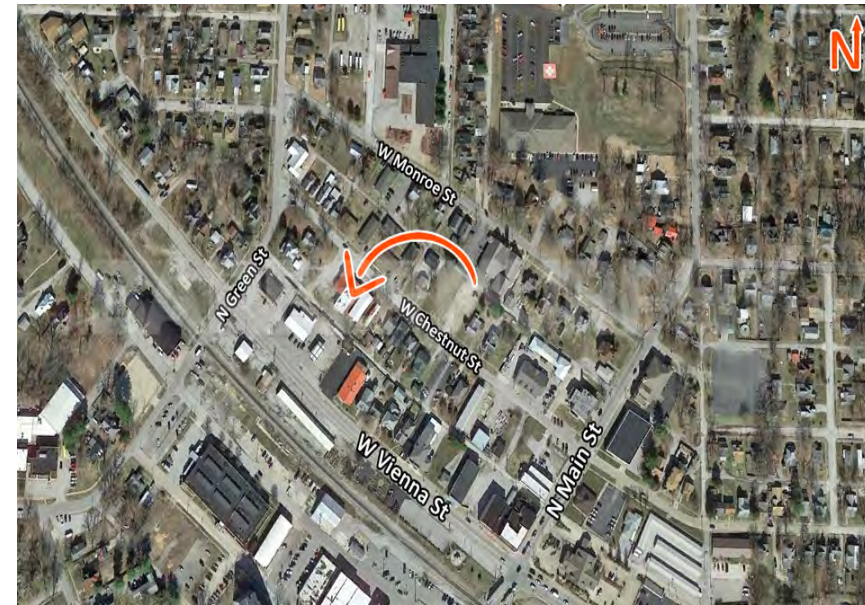
Building Total: 9,394 SF
 Total Available: 9,394 SF
 Direct Lease: 0 SF
 Sublease: 0 SF
 Office: 0 SF
 Retail: 9,394 SF
 Min Divisible: 9,394 SF
 Max Contiguous: 9,394 SF

LAND MEASUREMENTS:

Acres: 0.39
 Frontage: 130 ft FT
 Depth: 132 ft FT

PROPERTY INFORMATION:

Parcel No: 14-00-08-208,209	TIF: No	Parking: 20+ spaces
County: Union	Enterprise Zone: No	Surface Type: rock
Zoning: Business	Survey: No	Traffic Count: 1,000
Zoning By: City of Anna	Environmental: No	Property Tax: \$3,304.00
Complex:	Archaeological: No	Tax Year: 2020
Prior Use: Physical Fitness Facility		

**STRUCTURAL DATA:**

Year Built: 1950	Clearance Min: 8 ft	Exterior: Concrete Block
Rehab Year: 1994	Clearance Max: 14 ft	Bay Spacing:
Floors: 1	Floor Drains:	Sprinklers: No
Class:		

Listing Broker(s)

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