

FORMER CAR DEALERSHIP COMMERCIAL PROPERTY LOCATED IN TOLUCA, IL

REAL ESTATE AUCTION

— TIMED ONLINE ONLY AUCTION —

Monday, September 20, 2021 at 10:00 AM

Address: 101 N Main St, Toluca, IL 61369 - ONLINE BIDDING ONLY



OPEN HOUSE DATES:
Sat, Sept 4, 2021—12PM-2PM
Sun, Sept 12, 2021—12PM-2PM



Sellers: Bill & Cindy Kelley

Property Notes:

- 101 N Main St, Toluca, IL 61369, Marshall County, Bennington Township
- High Traffic Location...High Visibility
- Legal Description: LOTS 21 & 22 BLK 74 SANTA FE 1ST ADD. LOT SIZE: 50 X 140.
- Property Type: Commercial
- Gross Building Area: 5,950 SF
- Land Size: 50x140 Lot—7,000 SF
- PIN: 14-05-383-012
- 2020 Taxes: \$1,952
- Zoned: Business

Building Notes:

- Former Chevy Dealer
- 1-Story w/basement
- Showroom Floor
- Two Offices
- Bathroom with glass front shower
- Storage Closet
- 15' Hydraulic Lift in the Floor
- 200-Amp Service
- Ceiling Mounted Gas Heaters - 225,000 BTU
- Wood Floor throughout the building with a concrete portion in the front near the showroom floor-to-ceiling windows.
- Cold Storage Area is the 19x51 addition on the West side of building. Cement Block Outer Wall. Floor drain. Overhead Gas Heater.
- Basement has gravel floor, brick wall to the North, 6x8 and 8x8 wood columns with concrete piers under the concrete floor.

CITY OF TOLUCA:

New home construction is on the rise and Toluca is enjoying a period of growth and expansion. Toluca has the strength of the consolidated school district and with the proximity to Interstate 39 makes it an appealing market for future business and population growth. Toluca boasts excellent park and recreation featuring swimming pool, fishing, baseball fields, playgrounds, pavilion for gatherings, concession stands and restrooms. Friendly, small town USA at its finest.

Although farming still plays an important part in the lives of many residents, the city has grown in many other areas. With the present population at approximately 1500, Toluca has four major employers – Ajinomoto North America, Inc., Helena Ag Services, Arba Care Center and Reichman Sales. Over 50 smaller small businesses serve the community. In addition, the town can still boast they have two well know Italian Restaurants – Mona's and Capponi's. People come from many miles to enjoy the food and spirits offered by these restaurants. Both have made Toluca nationally known for their quality food products.

Driving Directions:

From LaSalle/Peru (30 miles): Take I-39 South, Take the IL-17 exit #35 towards Lacon/Wenona, bear Right onto IL-17 West, turn Left onto IL-117, continue into Toluca.

From Peoria (35 miles): Take IL-116 East towards Metamora, continue on IL-116 East thru Metamora, continue on IL-116/IL 117 through Roanoke, continue on IL-117 North, continue into Toluca.

From Bloomington (40 miles): Take I-39, take the IL-17 exit #35 towards Lacon/Wenona, bear Left onto IL-17 West, turn Left onto IL-117, continue into Toluca.



Richard A. Olson & Associates, Inc
531 W Bedford Rd, Morris IL 60450

Richard A. Olson IL License #440.000585
815-942-4266 (o) 815-258-3003 (c)

Erik C. Olson IL License #441.001909
815-942-4266 (o) 815-931-0699 (c)

RO
RICHARD A. OLSON
& ASSOCIATES, INC.

Terms: Internet Bidding starts closing Monday, September 20, 2021 at 10:00 AM. Bidding at \$500 increments. Earnest Money \$10,000 (non-refundable). 2% Buyers Premium will be added to the final bid. Closing on or before Thursday, November 4, 2021. Final sale is subject to the Seller's approval or rejection. Online Bidding only. No on-site live bidding. See website for FULL terms and conditions and auction bidding instructions.

MORE PHOTOS ON WEBSITE!

www.richardaolson.com

