



119 N. Second St.
 P. O. Box 369
 Peotone, IL 60468
 708-258-3918 [708-258-6019 (Fax)]
<http://www.peotone.com/peotone-realty>
 Email Address: prealty@comcast.net

COMMERICAL/INDUSTRIAL

NOW REDUCED!

Price: \$184,900 **Zoning:** I-1, Limited Industrial District

Address: 518 S. Third Street – Peotone, IL 60468

Building: 30' x 130' **Lot Size:** 76' x 180'

County: Will **Township:** Peotone

Present Leases: 17 Units (all rented) & one Office – concrete floors throughout – 6 Mercury Lights – 25 track Overhead Doors – Unit 20 has electric door.
7 -- 10'x30' (\$95/mo.) 4 -- 10'x20' (\$75/mo.)
5 -- 10'x15' (\$65/mo.) 1 -- 10'x10' (\$50/mo.)
Office: 10'x15' [includes 5'x10' storage area, insulation & furniture (desk & chair)]

General Information:

<u>Age:</u> 14 +/- years	<u>Roof:</u> Metal
<u>Water:</u> None	<u>Floors:</u> Concrete
<u>Heat:</u> None	<u>Sewer:</u> None
<u>Basement:</u> None	<u>Phone:</u> Yes (3 lines)
<u>Parking:</u> Yes	<u>A/C:</u> None
<u>Electric:</u> Units 21-23 & Office	
<u>Gas:</u> None/Gas & Meter at building	
<u>Rest Rooms:</u> None	

2008 Taxes: \$3,407.50 **PIN:** 17-20-24-417-008-0000

Miscellaneous: Great corner location! **Legal:** To Follow

Directions: Route 50 (Harlem/Governors Highway) to Third Street



Linda J. Fredrickson
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