

## 600 S Camp Ave Olney, IL 62450

\*\*\*\*NOT FOR PUBLIC DISTRIBUTION: MEMBERS ONLY\*\*\*\*

Commercial **Active** **LP:** \$450,000  
**MLS#:** 6216895 **DOM:** 1,209 **OP:** \$345,000



**Year Built:** 1989 **Leased:** Yes  
**Bus Name:**  
**PropSubType:** Industrial **Avail for Lse:** No  
**Bus Only:**  
**Apx Acres:** 5.50 **SF Bldg:**  
**Lot SqFt:** 239,580 **SF Office:** 0  
**Apx Lot Dim:**  
**Gross Inc:** **SF Manuf:**  
**Net Inc:** **SF Whse:**  
**Total Exp:** **SF Other:** 4,765  
**Lake YN:** No **Tot SF:** 0  
**Protect Pd:** Public Records

### Tax Information & Legal

**County:** Richland **Tax ID:** [1-11-03-117-001,1-11-03-116-009,1-11-03-116-007](#)  
**Taxes/Yr:** \$1,505/2023 **Tax Exmptn:** None  
**Legal:** PLAT/BLOCK/LOT / / ALL BLK 22 EXC RR R.O.W. A. KITCHELL'S 2ND ADDN

### Property Information and Features

<b>Zoning:</b> IND	<b>Water:</b> Public	<b>Sewer:</b> City Sewer	<b>CFD Avail:</b> No
<b>Utility Comp:</b>		<b>Covenants:</b> No	
<b>Rd Front:</b> 395	<b>Loading Dock:</b>	<b>Park Sp:</b> 0	<b>Ceiling Ht:</b>
<b>Levels #:</b> 1.0	<b>Drive-in Dr:</b> 2	<b>OH Doors:</b> 0	<b>OH Door Ht:</b>
<b>Roof:</b> Metal	<b>Gas Avail:</b>	<b>Gas Av/Mo:</b>	
<b>Landlord Pays:</b> None		<b>Roof:</b> Metal	
<b>Electric:</b> 200 Amps	<b>Water:</b> Public	<b>Sewer:</b> City Sewer	
<b>Bsmnt/Found:</b> /Slab		<b>Exterior:</b> Aluminum, Block	
<b>Bus Type:</b>		<b>Drve Cnst:</b> Concrete, Gravel	
<b>Heat/Cool/WH:</b> None/None/None			

### Commercial Lease Information

### Remarks and Showing Instructions

**Public:** This 5.5 acre lot features a 2,375 sq ft block building and a 2,390 sq ft metal building. This lot also has 19 metal storage containers that can be sold with the lot (more have been added since original listing). The water main is 6 inches and close to a railroad spur. Oversized gas main. Original structure that was on this property had 6,000 amp service, 660 volt. This service is still available to the property. Call the agent today to view this property.

**Agent:** The seller is listing agent's uncle.

**Show Instructions/Lockbox:** Contact the agent to schedule a showing!

### Listing Information

<b>List Office:</b> <a href="#">United Country Burke Auction &amp; Realty (1990)</a>	<b>List Date:</b> 11/28/2021
<b>Office Phone:</b> 618-592-4200	<b>Owner Name:</b> Thomas & Brenda Sloan
<b>List Agent:</b> <a href="#">Bill Burke (359500545)</a>	<b>Expire Date:</b> 12/31/2025
<b>Phone:</b> 618-553-4613	<b>2nd Owner:</b>
<b>List Type:</b> Excl Rt To Sell	<b>Agt Owned:</b> Related
<b>Possession:</b> At Close	