

7250 E 2000th Ave Annapolis, IL 62413

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

Commercial	Active	Delayed Marketing Y/N:	LP: \$99,000
MLS#: 6254712	DOM: 184		OP: \$130,000



Year Built: 1998	Leased: No
Bus Name: Bunker Hill Supply Co	Avail for Lse: No
PropSubType: Warehouse	SF Bldg:
Bus Only:	SF Office: 5,600
Apx Acres: 2.93	SF Manuf:
Lot SqFt: 75,359	SF Whse:
Apx Lot Dim:	SF Other: 0
Gross Inc:	Tot SF: 0
Net Inc:	SF Source: Public Records
Total Exp:	Protect Pd:
Lake YN: No	

Tax Information & Legal

County: Crawford	Tax ID: 02-0-12-000-009-000
Taxes/Yr: \$4,532/2024	Tax Exmptn: None
Legal: S 292' E 166.5' SW SW + W 257.5' S 292' SE SW, SEC 12-8-13	

Property Information and Features

Zoning: COM	Water: Public	Sewer: Septic System	CFD Avail: No
Utility Comp:		Covenants: No	
Rd Front: 420	Loading Dock:	Park Sp: 10	Ceiling Ht:
Levels #: 1.0	Drive-in Dr: 3	OH Doors: 1	OH Door Ht:
Landlord Pays: None		Roof:	
Electric:	Water: Public	Sewer: Septic System	
Bsmnt/Found: /Slab		Exterior:	
Bus Type: Industrial		Drve Cnst:	
Heat/Cool/WH: Forced Air, Gas, Unit Heater/Central/Gas			
Exterior Feat: Office			

Remarks and Showing Instructions

Public: Prime commercial opportunity with an approx. 5,600 sq. ft. building situated on 2.93 acres. The building consists of an office space with a kitchen, and two shop spaces, one of which features a full bathroom. This property also boasts a sizeable gravel lot perfect for parking and moving big trucks, as well as a large versatile concrete pad. Situated just a few miles from IL Rt. 1, this commercial property offers a unique setting that's just waiting to house your business. Call today to schedule a showing!

Directions: From Gordon Junction, head North on Rt. 1. Turn West onto E. 2000th Ave. Property is about 5-6 miles down on the right side.

Agent: Sale includes adjacent parcel #02-0-12-000-010-002. The seller is not making any repairs or updates to subject property. This property has a Deed Restriction as follows: "The Buyer is purchasing the property as is. Buyer also agrees that the property contains a land-use restriction and cannot be used, either by Buyer or by another party, for the purpose of selling, supplying or distributing Agricultural related products (such as seed, fertilizers, herbicides, pesticides or other dry or liquid chemicals) or services, or engaging in any activity that directly or indirectly competes with Bunker Hill Supply Co., its successors, and/or assigns. This land-use restriction will continue into perpetuity and applies to the Buyer as well as to all future owners, tenants, lessees or assigns."

Show Instructions/Lockbox: Call for appointment

Listing Information

List Office: United Country Burke Auction and Realty (19)	Owner Name: Bunker Hill Supply Co Inc	List Date: 08/26/2025
Office Phone: 618-592-4200		Expire Date: 08/18/2026
List Agent: Bill Burke (359500545)	2nd Owner:	
Phone: 618-592-4200	Agt Owned: No	
List Type: Excl Rt To Sell		
Possession: At Close		