



116 S DOUGLAS ST., P.O. BOX 8578
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WEBER REALTY

Showing Instructions:

Contact Brandon Hoalt for an appointment!

Property Type Commercial

	Bedrooms	Bath
1st Floor	N/A	(2) half
2nd Floor	N/A	
Basement	1/2 Block	
Foundation	Block/Concrete Slab	
Exterior	Brick/Block	
Porch	Covered 11'X60'	
Roof	Built-up roofing/shingles	
Garage	None	
Size of Lot	46'x135'	
Heat	Forced Air- 2 Units	
Air Cond.	Central	
Water Heater	50 Gal. Gas	
Approximate Age	Old	
Termite Policy	None	
School Dist.	Palestine	
Water	City	
Sewer	Septic	
Taxes Pd. 2017	\$1,170.04	
Tax I.D.	06-0-34-000-026-000	



Key	Lockbox	Property Address:	17392 E 1050th Ave	Palestine, IL 62451
		Owner:	Larry J & Lori B Tedford	
		Listing Price:	\$134,995.00	
		Listed by:	Brandon Hoalt	

REMARKS:

Possibilities galore! You will be hard pressed to find a commercial property that has a higher Traffic count than this one. Most recently it has been used as a costume shop and bakery. The building features three distinct areas which could be used in conjunction with one another, Or easily seperated as there are separate entrances to each. The middle section is a kitchen with An updated Ansul system and hood. All plumbing and electrical have been inspected and approved. Don't let this property pass you by. Call today to be one step closer to making your dream of starting a business a reality!

West Room	20'X24'	Indoor/Outdoor carpet, slab, furnace in closet
Middle Room	20'X29'	Indoor/Outdoor carpet with vinyl in kitchen area. Sink, oven hood and Ansul system are included. Refridgerator and stand alone ovens are reserved. Warming oven/microwave/tables/etc. are negotiable
East Room	40'3"X29'	Indoor/Outdoor carpet. Large open area ready to be customized to fit your needs
(2) Half Baths	7'9" X 5'	Vinyl, Sink, Toilet
Basement	40' 3" X 29'	Unfinished currently used for storage. New sump pump and newer gas furnace

