



MLS #: 7024595	St: ACTIVE	Cat: LAND & FARM PROPERTY	LP: \$299,000
Area: East Peoria, Creve Coeur			
Addr: 1003 SPRING BAY	Road	Unit #:	
City: EAST PEORIA	IL	Zip Code: 61611	
		County: Tazewell	
Sale/Rent: For Sale	Invest:	Lot: 130680	
For Sale: Yes	For Lease: No	Acres: 3.00	Lse Terms:
Lease \$/Acre:		Farm: No	
Ann Taxes: 2012.44 / 2009		Zoned: AG1	
Parcel ID: 010102400007		Flood Insurance: No	
Legal: SEC 22, T26N R4W 396X330			
Near Hwy: RT 26/RT 116	Mi to Hwy: 0	Mi to Airport: 19	

Virtual Tour

Directions: RT 116 TO SPRING BAY RD (RT 26) PROPERTY ON LEFT.



Amps:	Volts:	Fire District Class:	
Section: 2	\$Rent/Tillable Acre: 0.00	FSA Farm Num: 0	
Township: FONDULAC	FSA Acres Tillable: 0.00	FSA Cropbase: 0	
Range: 4W	Acres Perm Pasture: 0.00	Cropbase Lse:	
Operator:	Other Acres: 3.00		
Principal Meridian: 3	Seller to Quiet Tenant Farm Rights: No		
<p>3 acre commercial property (pending change from AG1) located on Route 26 at Route 116. 330 sq ft of frontage. Potential uses are restaurant, office or retail. Area traffic counts of 27,600 per day. Property directly across RT26 is zoned C-1. Neighboring Thorton's gas station is a high volume C Station. Property includes a former school building (4366 sq ft) which is currently multi-family rental. Property not owned by listing agent.</p>			
<p>Prop Type Use: Commercial Potential Uses: Office, Retail, Other Potential Uses Land Descr: Level Location: Other Location Frntg/Access: Corner Lot, Paved 2Lane, State Road Other Access: Easmnt/Restr: Unknown Util On-Site: Electric, Gas Options: Exchange Water Supply: Well Sewer: Private Septic Lease Info: Tenant Rights Sale Options: Entire Parcel, Will Subdivide Poss Financing: Possession: At Closing Showing: Appointment Only, List Agt Must be Present Ownership: L.L. Corp Avail At LO: Aerial Photo, Traffic Count Tax Incentive: Farm Type: Farm Imprvmt: Farm Res:</p>			
LO: Traders Realty Corp.	Main Line: (309) 686-5000	Fax: Fax: (309) 686-9299	
LA: Tim Johnson	Cell: (309) 321-0034	Appt: 360-7080	
LA Email: Move@TimJohnsonRealtor.com		Owner: NA	
CLA:		Cell:	LD: 2/11/2011
OLA:		Cell:	XD: 12/31/2011
Compensation: 3.00	Dual/Var: No	List Type: Exclusive Right to Sell	
Original Price:	Selling Agent:	Co-Selling Office:	
Sold Price:	Selling Office:	How Sold:	
Closing Date:	Co-Selling Agent:	DOM: 106	

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