



MLS #: 7024837	St: ACTIVE	Cat: LAND & FARM PROPERTY	LP: \$375,000
Area: East Peoria, Creve Coeur			
Addr: 0 WASHINGTON		Street	Unit #:
City: EAST PEORIA		IL	Zip Code: 61611
		County: Tazewell	
Sale/Rent: For Sale	Invest: No	Lot: NA	
For Sale: Yes	For Lease: No	Acres: 6.81	Lse Terms:
Lease \$/Acre:		Farm: No	
Ann Taxes: 58.54 / 2009		Zoned: B3	
Parcel ID: 010125209002		Flood Insurance: No	
Legal: SEC 25 T26N R4W			
Near Hwy: RT 8		Mi to Hwy: 0	
		Mi to Airport: 12	

Virtual Tour

Directions: ROUTE 8 BETWEEN ROBEIN & SUNNYLAND



Amps:	Volts:	Fire District Class:
Section:	\$Rent/Tillable Acre:	FSA Farm Num:
Township:	FSA Acres Tillable:	FSA Cropbase:
Range:	Acres Perm Pasture:	Cropbase Lse:
Operator:	Other Acres:	
Principal Meridian:	Seller to Quiet Tenant Farm Rights:	
6.81 acres on Route 8, zoned B3. Roughly 650 Feet of frontage on Route 8/Washington Rd. See Assoc Docs for potential B3 uses. Per City of East Peoria, the property has potential for becoming Enterprise Zone. Also see CMLS #7024836		
Prop Type Use: Commercial		
Potential Uses: Retail, Light Industrial, Recreation		
Land Descr: Level		
Location: Suburban		
Frntg/Access: City Street, Paved 4Lane, State Road		
Other Access:		
Easmnt/Restr: Unknown		
Util On-Site: Electric, Gas, Water, Sewer		
Options: Other Options		
Water Supply: Municipal		
Sewer: City Sewer		
Lease Info:		
Sale Options: Entire Parcel		
Poss Financing: Cash/Conventional, At Closing		Possession: Immediate, At Closing
Showing: Sign on Property		
Ownership: Individual		
Avail At LO: Aerial Photo		
Tax Incentive: In City Limit		
Farm Type:		
Farm Imprvmt:		
Farm Res:		
LO: Traders Realty Corp.	Main Line: (309) 686-5000	Fax: Fax: (309) 686-9299
LA: Tim Johnson	Cell: (309) 321-0034	Appt: 321-0034
LA Email: Move@TimJohnsonRealtor.com		Owner: NA
CLA:		Cell:
OLA:		LD: 3/21/2011
Compensation: 3.00	Dual/Var: No	Cell:
		XD: 12/31/2011
		List Type: Exclusive Right to Sell
Original Price: \$375,000	Selling Agent:	Co-Selling Office:
Sold Price:	Selling Office:	How Sold:
Closing Date:	Co-Selling Agent:	DOM: 68

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