



harVestco
Real Estate Marketers & Managers

PUBLIC AUCTION

112 E. SANGAMON ~ RANTOUL, IL 61866

PUBLIC AUCTION
SEPTEMBER 14, 2016 @ 10 AM

AUCTION WILL BE HELD ON SITE

AUCTION LOCATION

112 E. Sangamon, Rantoul

SIZE

Building: 6,900 SF Lot: 10,720 SF Lot Dimension: 67' X 160'

DESCRIPTION / LOCATION

Exceptional property in downtown Rantoul! This unique building offers an attractive storefront with large window displays. Recent building updates include electrical and roof repairs, remodeled office and retail area. Additional structural support beams were installed and the basement works well as a storage area. A parking lot and loading dock are located at the back of the building, with street parking in the front of the building on Sangamon Avenue. A single retail operator would have an attractive layout, or the building design would allow multiple businesses or office users to lease from an owner occupant or investor.

TAX INFORMATION

PIN: 20-09-03-232-004, 005, 006

2015 RE TAXES: \$5,367.18 (payable in 2016)

ZONED

CG – Commercial General

SELLER

Allan Vogelsang

~ Building Open For Inspection ~

Wednesday, August 31, 10 AM – 12 PM



AUCTION COMPANY:

harVestco, LLC – IL Lic # 444.000281

Phone: 217-355-2085

www.harVestco.com

For additional information contact:

Brian Swartz, CAI – IL Lic # 444.000321

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COOPERATING BROKER

Coldwell Banker Commercial Devonshire Realty

Jay Sikorski

Phone: 217-403-3315

Email: jas@cbcdr.com

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DISCLAIMER – The information provided is believed to be accurate. However, it is subject to verification by potential Buyers. The Sellers, the Auctioneer, the Auction Company, and the cooperating Broker assume no liability for injury, errors or omissions. There are no warranties, expressed or implied, as to the information herein contained and it is recommended that all Buyers perform their own due diligence. Inspection can be made on Wednesday, August 31 from 10 am – 12 pm, or by appointment with Coldwell Banker Commercial Devonshire Realty. Contact Jay Sikorski @ 217-403-3315.

TERMS AND CONDITIONS – The real estate is sold “as is, where is” with no warranties expressed or implied. Successful bidder will be required to sign a real estate contract and pay a 10% earnest money deposit immediately following the conclusion of the Auction. Closing will take place on or before October 14, 2016. Real estate taxes shall be prorated as of date of closing. Financing, if needed, must be arranged prior to Auction. Announcements made immediately prior to the Auction take precedence over any and all other information from any source. Sellers reserve the right to reject any and all bids. The auction may be cancelled at any time with or without notice.