



COMMERCIAL PROPERTY

16 E. MONROE – VILLA GROVE, IL 61659

SERVICE/GAS STATION

SALE*

\$159,000

**Adjoining 3 lots w\ private residence available with purchase of this property.*

See our listing - [6 N. Sycamore – Villa Grove, IL](#)

SIZE

Bldg – 1,948 SF

Lot – 9,000 SF (75' x 120')

GENERAL LOCATION/DESCRIPTION

This property is located on Highway 130 in Villa Grove, with easy access for local traffic and highway travelers. Service station is currently operating as a successful business. Service bay, retail area, and 24-hour fuel pumps.

Station has 30' x 30' shop with hoist, air compressor, balancing machine and other shop equipment. Office, customer counter, restroom and storage area 20' x 30'. Parts and detail area 16' x 26'. Two Tokheim gas-blending dispensers, one Tokheim diesel dispenser. Dispensers have card readers and have 24-hour unmanned capabilities. Three STP-3 2,000-gallon underground tanks. Ruby Super System point of purchase register with scanner.

ZONING

B-1

[Douglas County]

TAX INFORMATION

PIN # - 04-03-10-215-013

2008 Taxes - \$1,591.32

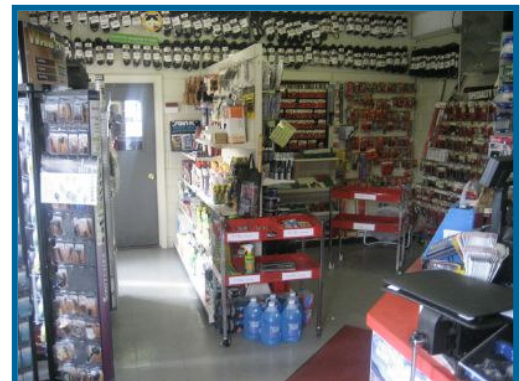
For more information on this property contact:

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