



**harVestco**  
Real Estate Marketers & Managers

# PUBLIC AUCTION

## PUBLIC AUCTION – 2 COMMERCIAL PROPERTIES

**NOVEMBER 9, 2011 @ 11 AM**

### AUCTION LOCATION

225 Restaurant (Located in the Mark Twain Hotel)  
225 NE Adams Street  
Peoria, IL 61602

### PROPERTY ADDRESS

3500 N MAIN – EAST PEORIA, IL

18 Acres of vacant land - All utilities to site

Great Development Potential! Close to ICC and Riverview Senior Living Facility. Over ¼ mi of frontage on highly visible corner of Route 116/Main Street, located in an Enterprise Zone.

### TRAFFIC COUNT

Over 25,000 cars/day

### ZONED

M-1

### SELLER

Jack Baker

### PROPERTY ADDRESS

828 E WAR MEMORIAL DRIVE – PEORIA, IL

1.22 Acres of vacant land – all utilities to site

Ideal for Commercial Development!

Highly visible ground located in Peoria Heights

Great location for office or retail users

### TRAFFIC COUNT

Approximately 27,600 cars/day

### ZONED

B-2

### SELLER

Andrew Rubenstein



### AUCTION COMPANY:

harVestco, LLC – IL Lic # 444.000281

Phone: 217-355-2085

[www.harVestco.com](http://www.harVestco.com)

### For more information contact:

Brian Swartz, CAI – IL Lic # 444.000321

harVestco, LLC

Phone: 217-840-2602

Email: [bswartz@harVestco.com](mailto:bswartz@harVestco.com)

### COOPERATING BROKER

Coldwell Banker Commercial Devonshire Realty

Thomas Harrington

Phone: 309-550-4053

Email: [TT@CBCDR](mailto:TT@CBCDR)

Website: [www.cbcd.com](http://www.cbcd.com)

**TERMS AND CONDITIONS** – Successful bidder will be required to sign a real estate contract and pay a 10% non-refundable earnest money deposit immediately following the conclusion of the Auction. Closing will take place within 30 days of Auction. The real estate is sold in “as is” condition with no warranties expressed or implied. 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.

**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 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 and make an independent inspection of the property. Inspection made by appointment only with Coldwell Banker Commercial Devonshire Realty.