

ABSOLUTE AUCTION

COMMERCIAL REAL ESTATE

THURSDAY, MARCH 5TH, 2020 @ 6PM

LOCATION: 322 EAST MAIN STREET, FAIRFIELD, IL 62837 (ON-SITE)

DIRECTIONS: The auction property is located at the corner of East Main Street (Illinois Route 15) and Southeast Fourth Street, just South of the courthouse and West of LeMond's, in Downtown Fairfield. **(SIGNS POSTED)**



LEGAL DESCRIPTION: Beginning at the Northeast corner of Lot #42 in the original town, now City of Fairfield, Wayne County, Illinois, thence West 44 1/2 feet, thence South to the South line of said lot, thence East 44 1/2 feet to the East line of said Lot, thence North to the point of beginning.

**LIVE AUCTION WITH ONLINE PRE-BIDDING
AND SIMULCAST AVAILABLE!!!**

PROPERTY DETAILS:

County	Wayne (Grover Township)
PIN	21-50-006-015
Lot Size m/l	44.5'x111.5' (Corner of East Main and SE Fourth Streets)
Property Type	Commercial Building and Parking Lot
Property Taxes m/l	\$3,140.68 ('18 pay '19; NO exemptions)
School District	Fairfield District #112 (HS District #225)
Water	City
Sewer	City

NOTES:

More Features...60'x30' "Morton" building with 10' overhang (East side); frame construction over poured concrete slab foundation; erected in 2006; Morton's efficiency insulation package; radiant hot-water, in-floor heat with 2 zones (1: office area, 2: shop area); central air conditioning; 200-amp electrical service on breakers; 45-gallon gas water heater; large attic space (additional storage) runs length of building; climate controlled shop features 2, 12' wide by 10' tall automatic, overhead, insulated garage doors, epoxy floor with large floor drain, multiple water lines and spigots (excellent auto detailing setup); fully finished office area features open entry/lobby with "kitchenette" area including cabinets/countertops, sink, and water fountain, 3 private office spaces, three-quarter unisex bathroom with walk-in shower; drywall, carpet, laminate, and vinyl throughout, tall drop ceilings, and lots of large windows; **HIGH-TRAFFIC, EXCELLENT VISIBILITY IN DOWNTOWN FAIRFIELD!!!**

Utilities: City Bill—\$157.48 (12-month average; includes electricity, natural gas, water, and sewer; **utilities will vary by usage**)

Items included: all permanent fixtures (heating, air conditioning, plumbing, electrical, etc.) and some furniture items

Approximate Dimensions: Usable Lot Space-40'x40'; East Side Concrete Approach-60'x16'6"; Garage/Shop Floor-28'10"x28'4"; Utility Closet (off garage)-9'x9'5"; Entry/Lobby Area-19'x12'3"; Transitional Space/Kitchenette-9'2"x6'2"; Office 1-13'11"x9'6"; Office 2-13'11"x9'6x"; Office 3-9'2"x9'7"; Bathroom-9'2"x5'11" (shower inc.)

Information herein is considered accurate, but is not warranted. All measurements, taxes, utilities, and age are approximate. Appliances not warranted. m/l = more or less

TERMS OF REAL ESTATE AUCTION:

Ten percent (10%), non-refundable earnest deposit required day of auction. Balance due at closing within 45 days of fully executed purchase agreement. Seller to pay 2019 property taxes in full. 2020 property taxes prorated to day of closing. Possession at closing. Property is being sold "AS-IS, WHERE-IS, WITH ALL FAULTS, IF ANY." Conveyed in lieu of survey. All announcements made day of auction take precedence over all written or verbal statements. Auctioneer is agent of Seller only. Not responsible for accidents.

NO BUYER'S PREMIUM!!!

AUCTION PREVIEW: THURSDAY, FEBRUARY, 20TH, 4-6PM

Please contact Dustin at (618) 445-2267 or email: dustin@integritylistings.net

SELLER: ANDREW WEAVER



51 West Main Street, Albion, IL 62806
Phone: (618) 445-2267 Fax: (618) 445-9026

"See the difference *Integrity* makes!"

Dustin Hawkins, Managing Broker/Auctioneer, Illinois License #471.000893/441.002027

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