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## Specializing in Rural Real Estate Sales and Auctions!



### FOR SALE: PEORIA COUNTY IL 28.95+- ACRES

#### PROPERTY DETAILS

Address: 3715 North Trivoli Road, Trivoli IL 61569

Price Reduced: \$250,000 / ~~List Price: \$325,000~~

28.95 surveyed acres zoned I-2 heavy industrial property with 22,688 sq ft office/shop, 30×80 (2,400 sq ft) accessory shop and 60×120 (7,200 sq ft) accessory post-frame building. Property is currently vacant but was last utilized by a heavy equipment sales and service company. The facilities were originally constructed by a coal mining company for use in repair of their large mining equipment and the original structures are approximately 45-50 years old. The property is located at 3715 North Trivoli Road approximately 2.5 miles north of Trivoli IL in Peoria County. Property has excellent access and is a mere 14 miles west of the Interstate 4-74 and Farmington Road interchange on the west side of Peoria or only 7.5 miles from the Illinois Route 78 and Illinois Route 116 intersection east of Farmington IL. The property is located at the end of Trivoli Road and offers plenty of privacy and security for any business operation.

Property would make an excellent farm operation for equipment storage and repair as well as grain storage. It also has excellent potential for a trucking company with material storage, truck/tractor/equipment repair company and/or an equipment manufacturer or sales company.

Listing 2049L

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