

SOLD \$310,000 / CLOSED 7/25/19

# FOR SALE: 5+- Acres Franklin County IL *Commercial Property for Sale!*

# SOLD!



**Jamie Keller**

Managing Broker

Cell: 618-713-7677

jkeller@buyafarm.com

Steeleville Branch Office



**buyafarm.com**

## PROPERTY DETAILS (2060L)

Address: 11381 Rend City Road, Benton IL

Price Reduced: \$375,000 / List Price: \$500,000

Showroom/warehouse within 2,500 ft of Rend Lake Dam! Showroom for lake toys and outdoor equipment, warehouse for freight, storage for off season equipment, auto dealership, manufacturing facility, or auto repair center. Whatever you need, this is the perfect location! Property is 5+- acres. Building has 13,240 sq ft. This includes 2,000 sq ft of office space, one dock height door, **four 12' overhead doors, 5,040 sq ft of covered outdoor space** with concrete, 3 Phase – 600 Amp Elec service. This property adjoins 80 +/- wooded acres with home/clubhouse. Taxes unknown, to be surveyed from larger parcel.

**Specializing in Rural Real Estate Sales and Auctions**  
**MAIN OFFICE: 1403 Hillcrest Drive, Sparta IL 62286 / 800-443-1998**