

CARROLLTON, IL



BUILDING AUCTION

Auction Date: Wednesday, April 17 at 10 am



COMMERCIAL BUILDING ON THE CARROLLTON SQUARE

Open House Sunday, April 7 from 1-3 pm

Auction Location: Copper Stills & Mash, 430 N. Main St., Carrollton, IL

Building Location: 323 6th Street, Carrollton, IL



Additional details, maps, and photos are available at Worrell-LandServices.com



Cory Rimbey



Darrell Moore

Sellers' Representative

Cory Rimbey

217-248-8516

Auctioneer

Darrell Moore

IL Lic. 440.000506





HUGE COMMERCIAL SPACE IN CARROLLTON

Location doesn't get any better than this HUGE commercial space along the west side of the bustling Carrollton square!

The opportunities are endless for how a new owner could utilize ALL THIS SPACE! With 70± feet of road frontage, and over 10,000 total square feet of property, this opportunity is sure to stand out on the square!

The most well-known and updated section of this property is that which houses the Greene County Rural Water District Office. The current configuration of the GCRW Office includes a large and open work/reception area, oversized conference room, kitchen/break-room area, front office, copy room, employee restroom, and guest restrooms. Directly above the GCRW Office is a 1 bed/1 bath apartment that, with a few modifications, could be occupied.

Immediately to the North of the GCRW Office is the former location of the Farm Bureau Office. This next section features three levels of space that could be customized to suit any number of office/showroom/event/apartment aspirations.

The footprint lends itself to renting or selling off portions of the property to other businesses or investors after making some HVAC adjustments so each portion of the building is distinctly-zoned. Carport at the rear of the building also sells with the property. Property is selling as-is.

To let your imagination fully run wild with possibilities, you have to see the space to better understand its versatility. Schedule a private tour with Seller's Agent, Cory Rimbey (217-248-8516) or plan to attend the Open House on, April 7 from 1-3PM.

Property Details

Address: 323 6th Street, Carrollton, IL 62016

Parcel IDs: 03-92-22-226-008,
03-92-22-226-009, 03-92-22-226-010

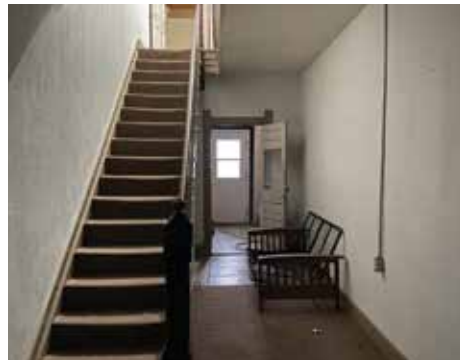
Real Estate Taxes: Unavailable. Property is currently tax exempt.

Tenancy: Open

Seller: Greene County Rural Water District

Auctioneer: Darrell Moore, IL Lic. 440.000506,
217-473-5486





Sales Terms Summary: Upon conclusion of auction, Seller and Buyer(s) shall enter into a purchase Agreement, with the Buyer(s) to pay ten percent (10%) of the purchase price as down payment. Balance due and payable on or before May 31, 2024. Possession will be given at closing unless otherwise requested. Seller will convey by Warranty Deed, and will furnish title insurance in amount of the purchase price. Procurement of financing shall be the sole responsibility of the Buyer(s) and must be obtained prior to the auction. Broker is acting as the Seller's agent for the Greene County Rural Water District and is not representing any Buyer(s). The property is being sold "AS IS" without representation or warranty expressed or implied. The sale is subject to Seller approval. Auctioneer reserves the right to set the bid increments. Seller is not responsible for any accidents that may occur while inspecting the property. Buyer(s) should verify the information to their satisfaction. ANNOUNCEMENTS MADE BY THE BROKER AND/OR AUCTIONEER AT THE TIME OF SALE WILL TAKE PRECEDENCE OVER ANY PREVIOUSLY PRINTED MATERIAL OR ANY OTHER ORAL STATEMENTS MADE.

You must be a registered user to bid, either in-person or online. By bidding you are stating that you are ready and willing to purchase the property for your bid amount. Bidders acknowledge that Worrell Land Services, LLC does not have any responsibility or liability for the website(s) used for Internet bidding. Despite best efforts to prevent technology failures, Buyer and Seller acknowledge that Worrell Land Services, LLC cannot guarantee the operation or performance of the Internet bidding site. There may be occasional interruptions and delays relating to the use of the Internet and the Website. Furthermore, Worrell Land Services, LLC shall not be held liable (for lost profits or special damages) or responsible for the function of the website or its inability to function. Bidders acknowledge that hardware malfunctions, software malfunctions, viruses, and similar issues do occur and are beyond the knowledge, scope, and control of Worrell Land Services, LLC. Worrell Land Services, LLC reserves the right to deny any person access to online bidding if unable to adequately verify the bidder. Winning bidders will be notified via phone or email immediately after the close of the auction to make arrangements for completing the purchase agreement and collection of earnest money.

Information was obtained from private and public sources with best efforts to express same as accurately as possible and is subject to individual verification. No liabilities for any inaccuracies, errors or omissions are assumed by the owners or their agents. Boundaries on maps and photos are approximate. Worrell Land Services, LLC is acting as the seller's agent.



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