

# Real Estate Auction

**2,300 s.f. Commercial Building**

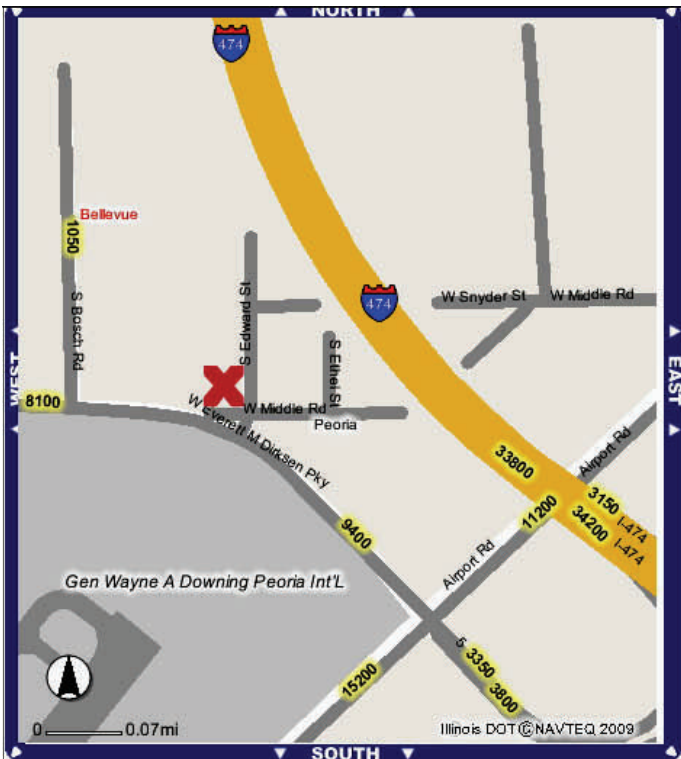
**5207 W. Middle Rd.  
Bartonville, Illinois**

**Thursday, November 19  
at 10:00am at the property**



Presently used as an auto repair facility, this property is adaptable to many other uses. The building is masonry construction with (3) overhead garage doors and covers 2,300 square feet with a partial basement under what is now the office and customer reception area. Recent improvements include a new 200amp electric service and new plumbing in 2001; 30year rubber membrane roof in 2004; new concrete steps and railings epoxy coated shop floor in 2008. The building has a Shenandoah Horizon waste oil furnace for heat in the shop area that will be offered separately.

**Terms of Sale on Real Estate:** A 10% earnest money deposit will be required on day of auction. The balance will be due in cash or guaranteed funds at closing within 30 days of acceptance. Title will be conveyed by deed subject to all restrictions, reservations, easements of record, and zoning laws, but free of encumbrance except for taxes for 2009 and subsequent to be assumed by the buyer. Seller will furnish title insurance in the amount of the purchase price. Possession will be at closing. The successful bidder will enter into a contract of purchase at the auction sale. A copy of the sales contract will be posted on the premises for review before the sale along with Auctioneer's customary terms of sale. **A 10% Buyer Fee will be added to the bid price to arrive at the sales contract price.** The sale is subject to the confirmation of the Seller. The property is being sold in an "as is" condition and with all faults known and unknown and no future expenditures by Seller. Property details herein are as provided to us and represented to us by the Sellers. Any announcements made day of sale will take precedence over prior advertising and printed matter. The sales contract is NOT contingent upon the buyer being able to obtain financing, so be sure to obtain pre-approval from your lender **before** you bid. Building is presently equipped with a waste oil furnace and air compressor that may be sold separately. The property apparently was a gas station pre-1975; therefore there may be underground storage tanks on the property; however, the precise location and existence of any UST's, if any, is unknown by the Seller, and the Illinois State Fire Marshall's web site shows no record of any existence of UST's at this site. **To Inspect the Property:** contact Joe Cotten, Auctioneer at 309.686.0558 anytime.



Location Map... showing 9400 vehicles per day traffic count and close proximity to airport

Tax ID: 17-14-178-012  
2008 Real Estate Taxes: \$1,799.36  
Zoned: commercial

See [www.cottenauctions.com](http://www.cottenauctions.com) for photos, virtual tours, and any updates regarding the property.

*auction conducted by*

**COTTEN Auctions**

**Peoria, Illinois Phone (309) 686-0558**

LIC# 44400115