

NORMAL, IL

Operating Oil Change / Auto Repair Shop

1508 E. Vernon Ave., Normal, IL 61761

MONDAY, SEPT. 29, 2014 ♦ 2:00 PM

Auction Held at 1508 E. Vernon Ave, Normal ♦ Live Auction Plus Live Online Bidding Available
Live Online Bidding Register at www.adamsauctions.com

14-26-377-010



BACK BIDDING

Property Viewing: One Hour Prior to Auction



Property consists of two buildings on one parcel. a 1,958 sf minilube facility and a 1,860 sf 4-bay auto service/repair facility. The property is currently operating with a tenant in place (majority of equipment is owned by tenant).

Located on a high traffic street with good visibility, this property offers many possibilities.



The enclosed information was obtained from sources considered reliable, however, the auction company does not guarantee the accuracy of this information. Said information is subject to change, availability or update without notice. Seller and auction company make no representation as to the Environmental condition of the property and recommended that purchaser obtain an independent investigation.

Property Description & Information

County: McLean
Parcel ID No: 14-26-377-010
Lot Size: 22856 sf (.52 Acre)
Lot Dimensions: 101 x 261 x 115 x 203
Lot Surface: Concrete
Frontage: 101' on E. Vernon
2013 Taxes: \$19,161
Exemptions: None
Year Built: 1989 / 1994
Zoning: C - Commercial
City Limits: Normal
Bldg Square Ftg: 1,958 sf Minilube; 1,860 sf Auto service/repair facility
Basement: Yes on Minilube
Utilities: Public Water & Sewer; All Public Utilities At Prop.
Building Exterior: Block
Heating/Cooling: Gas Forced Air / Central Air
Service Bays: 2 double bays on Minilube; 4 bays on auto svc facility
Service Pits: 4 on Minilube; 0 on svc fac
Overhead Doors: 4 - 10' x 12' metal -Minilube; 4 - 10' x 12' metal on auto service/repair facility
Flood Zone: No

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Adam Jokisch
President
Auctioneer • Broker

TERMS:

\$10,000 DOWN DAY OF SALE ON REAL ESTATE
BALANCE DUE IN 30 DAYS
5% BUYERS PREMIUM

Any announcement made day of sale takes precedence over any printed material.
List subject to change with out notice.

LIC # 044000169

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MON., SEPT. 29 & TUES., SEPT. 30, 2014

All Auctions Held On Site at Property Address • Live Auction Plus Live Online Bidding Available
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Property Viewing One Hour Prior to Auction on All Properties

Mon., Sept 29 @ 9:00 AM CST



3032 Avenue L, Ft. Madison, Iowa

Mon., Sept 29 @ 9:30 AM CST



1730 Avenue H, Ft. Madison, Iowa

Mon., Sept 29 @ 2:00 PM CST



1508 E. Vernon Ave., Normal, IL

Mon., Sept. 29 @ 5:00 PM CST



900 N. Vermillion, Danville, IL

Tues., Sept 30 @ 9:00 AM EST



416 SE 4th St., Washington, IN

Tues., Sept. 30 @ 10:00 AM CST



530 S. West St., Olney, IL

Tues., Sept 30 @ 2:00 PM CST



154 Kraft St., Clarksville, TN

Tues., Sept. 30 @ 6:00 PM CST



1202 W. Main, West Frankfort, IL



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