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Online Only Real Estate Auction

1296 Green Diamond Road, Marissa, IL 62257

9,000± SQ. FT.

COMMERCIAL BUILDING

ON 12.85+/- ACRES



Bidding Closes: 5PM

Thur., February 9, 2023

County: St. Clair ♦ 2021 Taxes: \$4,604

Exemptions: None

Parcel Number: 21-16.0-300-019

Zoning: A Agriculture

Total Lot Size: 12.85+/- Acres

Viewing: 12-2PM
Sun., February 5, 2023

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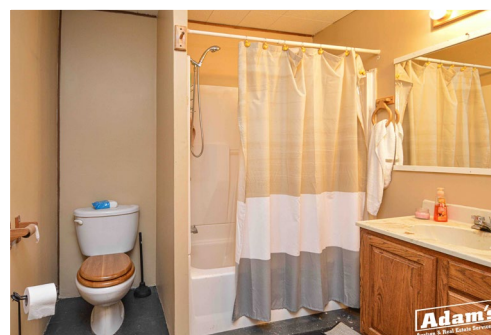
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Terms: \$10,000 Down Day of Sale on Real Estate
Balance Due in 30 Days ♦ 6% Buyers Premium
List subject to change without notice

Final Bid is Subject to Owner/Seller Approval. LIC# 044000169

Any announcement made day of sale takes precedence over any printed material

Great opportunity to own this agriculturally zoned commercial property and 9000+/- Sq Ft workshop on 12.85+/- acres. There are four office spaces, a break room with a half bath, a utility room with washer and dryer hook ups and walk in shower off the main entrance to the shop. A staircase directly outside the break room door leads to the upper level of the front office which consists of a large room with full bath and a smaller room with a storage closet. The shop has three bay doors on the back of the building that open to the large fenced lot and one bay door on the front of the building that faces Green Diamond Rd. At the opposite end of the front office there are three separate parts rooms. In addition to the main shop there is also a 30x18 storage container onsite. The main shop has two large ceiling heaters that run off the properties two propane tanks. The property runs on a reclaimed rain water system and has a dedicated septic. The property also has a small pond which has been fully stocked with Bass and Bluegill. Great opportunity to start a new business or expand a current operation!



1296 Green Diamond Road Property Information

12.85± AC Lot ~ 9,000± Sq. Ft. Work Shop ♦ Year Built: 1980

Gas Water Heater & Forced Air Heating ♦ Central Air ♦ Roof: Metal ♦ Gas Furnace
Reclaimed Rain Water System ♦ One Full and Two Half Baths ♦ Electric: Circuit Breaker
Dedicated Septic ♦ 1 Sliding ~ 3 Overhead Bay Doors ♦ 30x18 Storage Shed ♦ Stocked Pond



FLOOR 2

