

ONLINE ONLY COMMERCIAL REAL ESTATE AUCTION

17998 DOROTHY LANE, CARLYLE, IL 62231

BIDDING CLOSES: 5PM ~ WEDNESDAY, FEBRUARY 11, 2026

VIEWING: WEDNESDAY, FEBRUARY 4 ~ 12-1PM

For Online Bidding Visit: AdamsAuctions.HiBid.com

Adam's
Auction & Real Estate Services, Inc.

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**OPERATING CAFE,
LAUNDROMAT, AND
GAME ROOM**

1BR/2BA APARTMENT

1.22± ACRES

1.22+/- Ac

Lines are approximate



GENERAL INFORMATION & AUCTION TERMS



1.22± ACRES

TOTAL LOT SIZE

CM- COMMERCIAL

ZONING

7,200± SF

TOTAL SF

\$5,231

TOTAL '24 TAXES

Positioned in the vibrant community of Carlyle, Illinois, this 7,200± SF mixed-use building offers a prime opportunity for investors or entrepreneurs seeking a high-visibility location. Originally built in 2000, the building has since been completely remodeled and updated with all new plumbing, electrical, HVAC, and is located off IL- 127 in Carlyle IL. The property is zoned CM - Commercial under the City of Carlyle. A Special Use Variance may be submitted for approval to accommodate non-authorized uses. Set on a spacious 1.22± acre lot, the building enjoys exceptional exposure with 4,900± vehicles passing daily along IL-127. Highlighted by a fully operational café and bar, serviced by a brand-new commercial kitchen, the property offers multi-income stream potential with a gaming room and an onsite coin laundromat. An attached, oversized garage houses the walk-in cooler and freezer while providing ample room for 4-car parking and an additional workshop. The residential unit attached to the building is accessed through the garage or a front and side door. The apartment offers an open concept with a full eat in kitchen and living room, a separate laundry/utility room, a shared full bath, and a large primary suite complete with a full bathroom and walk-in shower. All public utilities are connected to service this property, including zoned HVAC with three electric heat pumps, 3 A/C units, a tankless water heater in the apartment and a separate water heater for the laundromat/café. Additionally, there are two water and electric meters separating the commercial space from the apartment, allowing the potential for a rental unit! Its central location, mere minutes from downtown Carlyle and Carlyle Lake, established neighborhoods and its proximity to local businesses thereby enhancing its accessibility and appeal make this property an opportunity you will not want to miss. Whether you are looking to launch a new venture, expand your portfolio, or re-imagine a community-focused space, this property combines location, flexibility, and potential in one compelling package.

PARCEL NUMBER

P.I.N	Size	Amount
08-07-12-251-015	1.22± AC	\$5,231



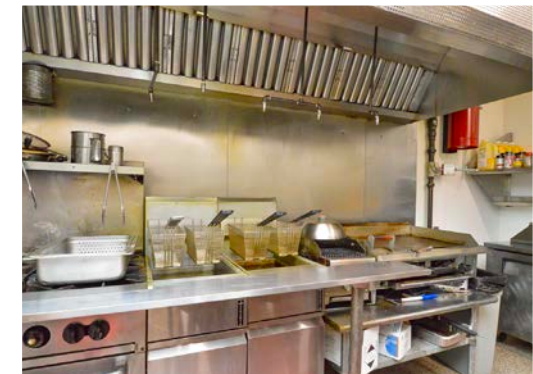
Terms: \$10,000 Down Day of Sale on Real Estate
Balance Due in 30 Days 6% Buyers Premium
List subject to change without notice

Final Bid is Subject to Owner/Seller Approval. LIC# 444.000169
Any announcement made day of sale takes precedence over any printed material

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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/Landlord & Auction Company make no representation as to the environmental condition of the property and recommend that Purchaser/Tenant obtain an independent investigation. Final bid is subject to Owner/Seller approval.

ADDITIONAL PROPERTY PHOTOS





1st floor

Please check the listing detail for the square footage. All measurements were captured via 3D laser scans, but are approximate.

