

# Real Estate Auction

Located At: #212 N. Illinois St., Streator, IL.

Directions: From the Burlington-Santa Fe Railroad Tracks (on Rt. 18/Main St. in Streator), go North on N. Illinois St. 1-1/2 Blocks (Directly West of the Railroad Depot)

**Wednesday, May 25, 2016 at 5:30 PM**

See photos @ [www.bradleyauctionsinc.com](http://www.bradleyauctionsinc.com)



## 7,500 Sq. Ft. Commercial Building With Extra Lot

A large Commercial Building (50Ft. x 150Ft.) with: A Large Finished Showroom W/ Attached Warehouse & Office Area, and Restroom. The building has a stucco exterior, newer metal roof (2005), new furnace and air conditioning (both 2 years. old). The Building will sell with an extra lot, (50Ft. x 150Ft.) on the South side (#814 E. Hickory St.)

**Inspection:** The Property will be open for inspection on Wed. May 11, 2016 from 4:00PM - 7:00PM

**Legal Description:** 1.) Store Building: Lot 1 in Block 75 of The Vermillion Coal Company Addition. 2.) Extra Lot: Lot 12 in Block 75 of The Vermillion Coal Company Addition.

**Taxes:** 1.) Store Building: \$3,584.66/year P.I.N.# 33-25-423-006  
2.) Extra Lot: \$316/year P.I.N.# 33-25-423-012

**Zoning:** Zoned C-2

**Terms:** 10% down (Non refundable) on the day of the auction with the balance due on or before August 8, 2015. Written contract to be entered into on day of auction. Property taxes to be prorated to the date of closing. Sale is subject to seller's confirmation. This property is being sold "As-Is" with NO formal inspections, NO warranties & NO contingencies.

**Auctioneers' Note:** This is a nice, large building that has been well maintained and is ready to move into. The building will sell together with the extra lot located just South. All located only 1 Block North of Rt. 18/Main Street. View Photos on our website and come to inspect in person.

**Seller's Attorney:** Michael F. Gulo  
M.G. Gulo & Associates LTD  
#123 S. Monroe St.  
Streator, IL 61364  
Ph. (815) 672-2472

**THIS IS A LIVE AUCTION, MUST BE PRESENT TO BID!**

**Seller:** House of Furniture

Lou Ann Soltis and Julie Ohmes  
Streator, IL



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