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Real Estate Auction

3-Locations: #1401 W. Main St., #125 S. Vermillion St. & #202 S. Vermillion St. Streator, IL.

Note: Each Auction Will Take Place At The Individual Building Locations

Saturday, May 13, 2017

See photos at www.bradleyauctionsinc.com

3-Commercial Properties



Property #1



Property #2



Property #3

Property #1: AUCTION AT 10:00 A.M. #1401 W. Main St. (At The West Edge Of Streator On Main St./Rt. 18) Formerly Head Start Pre-School Facility.

Building Info: A Single Story (3,660 Sq. Ft.) Building, Divided Into 4-Classrooms, Private Office Areas, Kitchen, Meeting Room, 2-Student Restrooms, Furnace Room, & Storage Closet. The Building Has Gas/Forced Air Heat, 2-Central Air Cond. Units, (1-New Unit In 2014), 200 Amp Elect. Service, City Water, Private Septic, Also A Lg. Fenced Playground In Rear w/Playground Equipment. Parking Lot In Front. (Built In 1969)

Garage Info: 3-Bay Frame Garage. 952 Sq.Ft. (Extra Tall), 34 Ft. W x 28 Ft. L w/3- 10 Ft. x 10 Ft. Overhead Doors.

Lot Size: 100 Ft. X 200.66 Ft. (.46 Acre)

Legal Description: The West 100 Ft. of Lot 35 (Except The South 84.30 Ft.) In Merriner's Riverside Addition To The City Of Streator, IL.

Zoning: C-3 General Commercial

Taxes: \$8,295.12/Year P.I.N.: 32-39-100-008

Property #2: AUCTION AT 11:30 A.M. #125-#127 S. Vermillion St. (Currently Occupied). A Professional Business Arcade With 4 Suites, All Units Currently Rented. (\$1,600/Mo. Income)

Building Info: 7,280 Sq. Ft. (Built In 1876) Single Story. Public Men's & Women's Restrooms (1 Unit Has A Private Restroom) Hot Water Heat. Central Air Cond., 2 Units (Both New In 2008)

Lot Size: 53 Ft. X 140 Ft.

Legal Description: Lot 14 In Block 19 Of The Original Town Of Streator, IL.

Zoning: C-3 General Commercial

Taxes: \$4,560.70/Year P.I.N.: 33-36-103-010

Property #3: AUCTION AT 12:30 P.M. #202 S. Vermillion St. (Southwest Corner Of S. Vermillion & Bridge St.)

Formerly Professional Offices & Community Center

Building Info: A Single Story Masonry Building (Built In 1953) 3,750 Sq. Ft., The Building Is Divided Into 2 Office Areas With A Common Hallway In The Middle.

South Unit: Reception Area, 5 Private Offices, Conference Room, Kitchen, Half Bath, & Sitting Area

North Unit: Class Room, 2 Offices, 2 Conferenc Rooms, 2-Computer Rooms, & Half Bath

Basment: 2-Large Recreation Rooms, 2-Restrooms, Kitchen & Storage Room.

Lot Size: 50' x 75'

Legal Description: The North 1/2 Of Lot 1 In Block 39 Of The Original Town Of Streator, IL.

Zoning: C-3 General Commercial

Taxes: \$2,470.52/Year P.I.N.: 33-36-109-006

Inspection: All 3 Properties Will Be Open For Inspection On Friday, April 28, 2017 From 4:00 P.M. To 7:00 P.M.

Terms: 10% Down Payment (non-refundable) on day of Auction, with the Balance Due on or Before June 12, 2017. Written purchase agreement to be entered into on day of Auction. Sale Is Subject To Seller's Confirmation. The property is being sold "AS-IS" with NO warranties, NO inspections, and NO contingencies.

Seller's Attorney: James T. Reilly
#7 Danny's Dr.
Streator, IL.
Ph.: (815)-672-8505

Auctioneers' Note: These Are 3 Great Opportunities To Purchase Commercial/Investment Property. Seller Is Highly Motivated To Sell!

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

Seller: Jennifer A. Malnar
Streator, IL



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