

# Commercial

MLS 192192

Status Active

Address 600 N Entrance

Price \$395,000



City	Kankakee	Agent Owned	No
State	IL	Var Rate Com	No
Zip	60901	Excl Agency	No
Township	Kankakee-16	Exceptions	No
County	Kankakee	Contingencies	None
Prop Location	Free Standing	Possession	At Close
Subdivision		Zoning	Commercial
Crossroad		Tax Year	2006
Grid	510	Total Taxes	11429.14
Parcel #	16-09-32-112-014	Tax Exemption	None
Lot Size	1125 x 600		
Frontage Access	City Street		
Road Front Ft			
Acres-Total	1.63		
Parking	Lot Parking 6-10		
Business Name	Book Warehouse		
Business Type	Industrial		
Current Use			
Exterior	Steel		
Heat	Gas		
Cooling	None		
Electric	201-500 Amp		
Water	City		
Sewer	City		
Water Heater	Gas		
Living Quarters	None		
Roof Covering	Metal		
Features	Office		
Driveway Type	Gravel		
Ceiling Height			
OH Door Height			
Bays/Docks			

Sq Ft Approx	38,100
Obtained From	Other
Levels No.	1
Basement	Slab
SqFt Office Apx	
SqFt Whse Apx	
SqFt Mfg Apx	
SqFt Lot Apx	
SqFt Available	
Lot/Bldg %	
Lease Pr Range\$	
Gross Receipts \$	
Misc Income \$	
Total Expense \$	
Net Income \$	
Price Includes	Building, Land
Yr Built	1966

Public Remarks 3,8100 SF Industrial Warehouse for sale to a user or investor. 28,000 + leased to 3 different companies. Currently 10,000 square feet is available with opportunity to occupy up to 25,000 square feet for a owner;s own use. The vacant space includes 4 exterior docks, 875 SF of office and 20' - 22" ceiling height. Building is a "Butler" pre-engineered steel frame building with 25' x 35' column spacing. Currently property generates over \$50,000 annually from existing tenants allowing a owner to utilize the warehouse at a very low cost. Priced Below \$10.50 psf

Legal Description #1 COUNTY CLERKS SUB WASHINGTON-BOURB RES TRACT OF LAND 32-31-12e  
#2 aSSOCIATES ADDN PT OF LOTS 10-11 BAL 0.48AC 32-31-12E

Directions Located in Central Kankakee. Highway access is 2 miles at exit # 312 of Interstate 57. Kankakee is located 55 miles south of downtown Chicago and 20 miles south of Interstate 80

Selling Price