

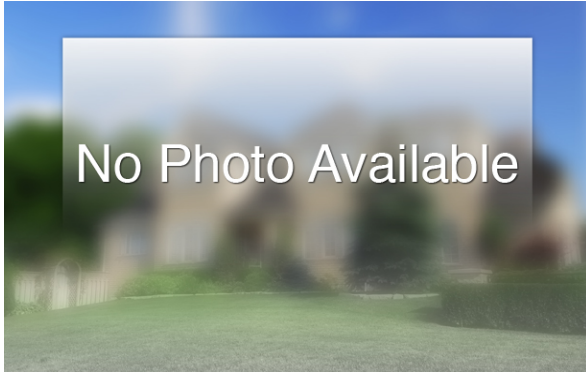
MLS: 199577

Status: Active

**Commercial**

Address: 275 Diversatech Drive

**Price \$215,000**



City:	<b>Manteno</b>	Agent Owned:	<b>No</b>
State:	<b>IL</b>	Var Rate Com:	<b>No</b>
Zip:	<b>60950</b>	List Agreement:	<b>Exclusive Right to Sell</b>
Township:	<b>Manteno-3</b>	Exceptions:	<b>No</b>
County:	<b>Kankakee</b>	Contingencies:	<b>None</b>
Prop Location:	<b>Business</b>	Possession:	<b>At Close</b>
Subdivision:		Zoning:	<b>Commercial, Industrial</b>
Crossroad:	<b>Evergreen</b>	Tax Year:	<b>2008</b>
Grid:	<b>900</b>	Total Taxes:	<b>4928.40</b>
Parcel #:	<b>03-02-26-201-011</b>	Tax Exemption:	<b>None</b>
Lot Size:	<b>421.90 X 180</b>		
Frontage Access:	<b>Public Road</b>		
Road Front Ft:	<b>180.00</b>		
Acres-Total:	<b>1.74</b>		
Parking:	<b>Lot Parking over 20</b>		
Business Name:	<b>None</b>		
Business Type:	<b>Business</b>		
Current Use:			
Exterior:	<b>Block, Brick</b>		
Heat:	<b>Forced Air, Gas</b>		
Cooling:	<b>Central, 1 Unit, 3 Unit</b>		
Electric:	<b>3 Phase</b>		
Water:	<b>City</b>		
Sewer:	<b>City</b>		
Water Heater:	<b>Gas</b>		
Living Quarters:	<b>None</b>		
Roof Covering:	<b>Membrane, Tar and Gravel</b>		
Features:	<b>Business District, Landscaped, Parking Asphalt, Sidewalks, Underground Util</b>		
Driveway Type:	<b>Asphalt</b>		
Ceiling Height:	<b>12</b>		
O H Door Height:			
Bays/Docks:			
Legal Description:	<b>Illinois Diversatech Lot 50 26-32-12E</b>		

[Photos](#)

[Maps](#)

Sq Ft Approx:	<b>9132</b>
Obtained From:	<b>Other</b>
Levels No.:	<b>1</b>
Basement:	<b>Slab</b>
SqFt Office Apx:	
SqFt Whse Apx:	
SqFt Mfg Apx:	
SqFt Lot Apx:	
SqFt Available:	<b>9132</b>
Lot/Bldg %:	
Lease Pr Range\$:	
Gross Receipts \$:	
Misc Income \$:	
Total Expense \$:	
Net Income \$:	
Price Includes:	<b>Building, Land</b>
Yr Built:	<b>1969</b>

Public Remarks: **Affordable price for over 9,000 sf space. Building would work well as office or other commercial use. A Must See! Call Today.**

Directions: **From Rt 50 turn right onto E 3rd St, turn right onto N 4000E Rd, turn right onto Diversatech Dr N, stay straight to 275 Diversatech Dr**

Selling Price: