

T3 - Tilton, IL
1 s hodge st
Tilton, IL 61832

\$1,200,000
1.830± Acres
Vermilion County



T3 - Tilton, IL
Tilton, IL / Vermilion County

SUMMARY

Address

1 s hodge st

City, State Zip

Tilton, IL 61832

County

Vermilion County

Type

Commercial, Business Opportunity

Latitude / Longitude

40.09983 / -87.629257

Dwelling Square Feet

15904

Acreage

1.830

Price

\$1,200,000

Property Website

<https://kwland.com/property/t3-tilton-il-vermilion-illinois/114366/>



PROPERTY DESCRIPTION

Very rare opportunity to own a Meticulous Facility in the heart of Tilton's Commercial district. This building could house multiple businesses uses, and with great access to I-74, this location is hard to beat.

T3 Sports Academy is only MOVING LOCATIONS and is not shutting down.

This property is located within Tilton's TIF District #3, which is attracting many businesses to this area.

This property is also located within an Enterprise Zone, giving even more potential benefit to a business owner.

Building Dimensions:

Shop 1: 96'x88' : 8,448sqft +/-

Shop 2: 60'x88' : 5,280sqft +/-

Breezeway: 24'x24' : 576sqft +/-

Office: 32'x50' : 1,600sqft +/-

Total sqft: 15,904sqft +/-

Ceiling Height: 16'

Overhead Door Height: 14'

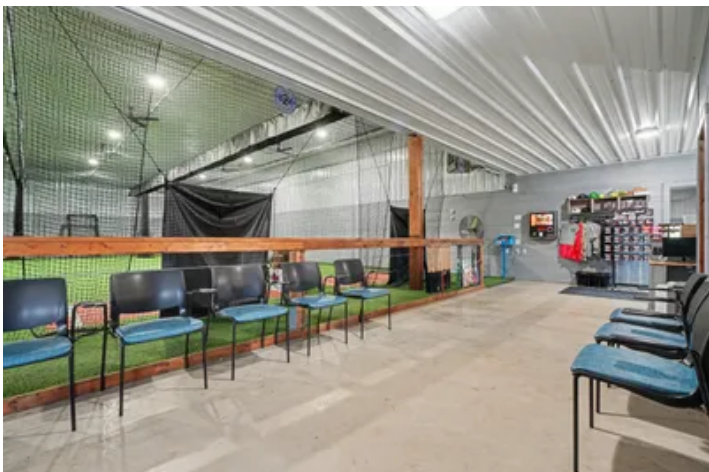
Email: clayton@maddoxlandgroup.com

Phone: 217.474.1345

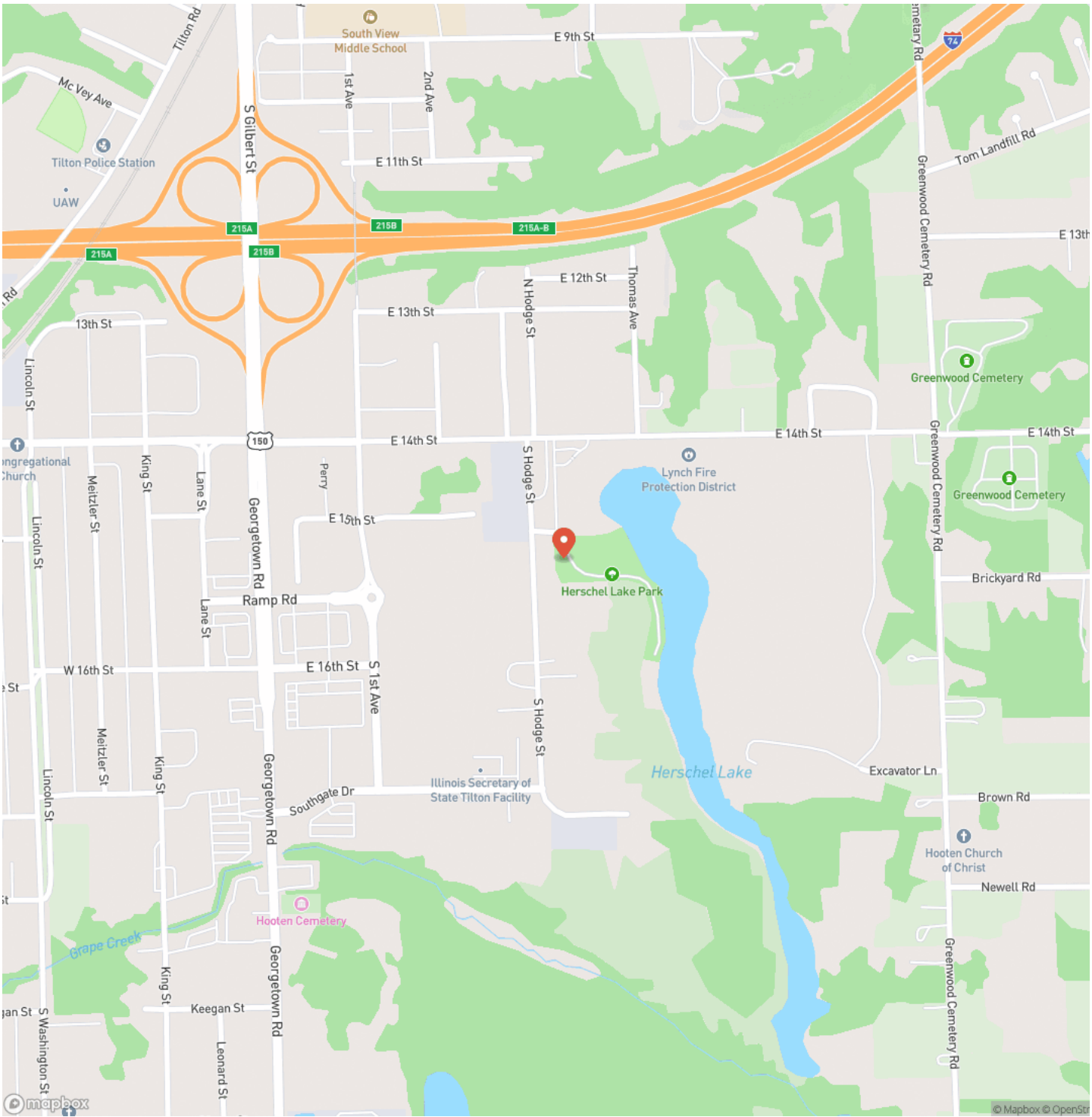
MaddoxLandGroup.com

Clayton Maddox, Maddox Land Group

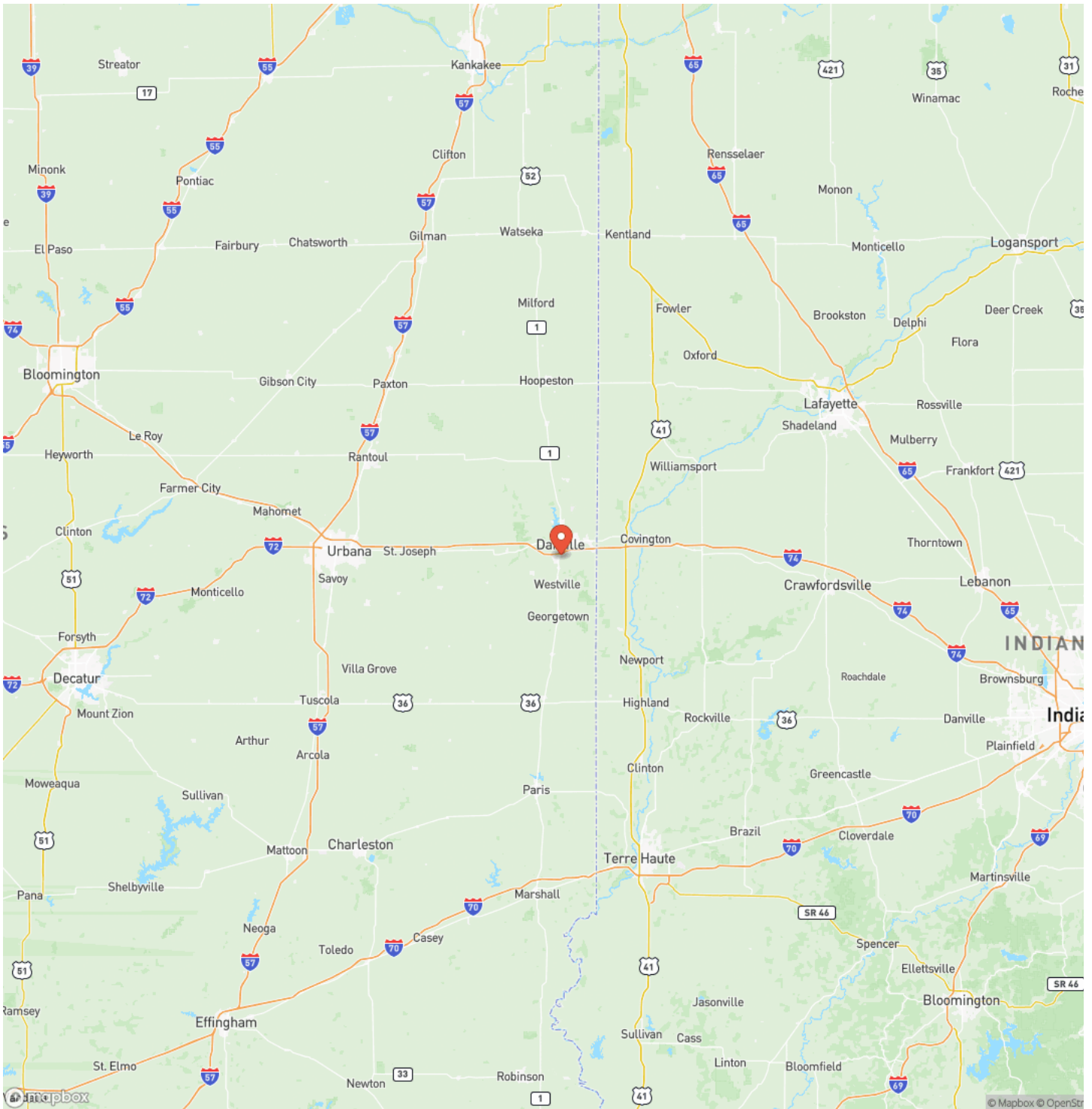
Keller Williams-Trec



Locator Map



Locator Map



Satellite Map



T3 - Tilton, IL
Tilton, IL / Vermilion County

LISTING REPRESENTATIVE

For more information contact:



Representative

Clayton Maddox: Maddox Land Group

Mobile

(217) 474-1345

Email

clayton@maddoxlandgroup.com

Address

2441 Village Green Pl

City / State / Zip

NOTES

This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.

DISCLAIMERS

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Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.

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