

Commercial building with office and shop
110 Rodewald Dr.
Rushville, IL 62681

\$295,000
1.230± Acres
Schuyler County



Commercial building with office and shop
Rushville, IL / Schuyler County

SUMMARY

Address

110 Rodewald Dr.

City, State Zip

Rushville, IL 62681

County

Schuyler County

Type

Commercial

Latitude / Longitude

40.121905 / -90.57977

Dwelling Square Feet

3460

Bedrooms / Bathrooms

-- / 0.5

Acreage

1.230

Price

\$295,000

Property Website

<https://legacylandco.com/property/commercial-building-with-office-and-shop-schuyler-illinois/75334/>



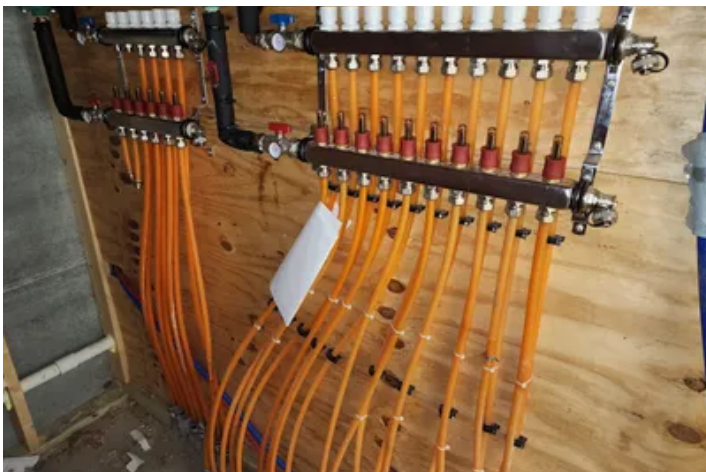
Commercial building with office and shop Rushville, IL / Schuyler County

PROPERTY DESCRIPTION

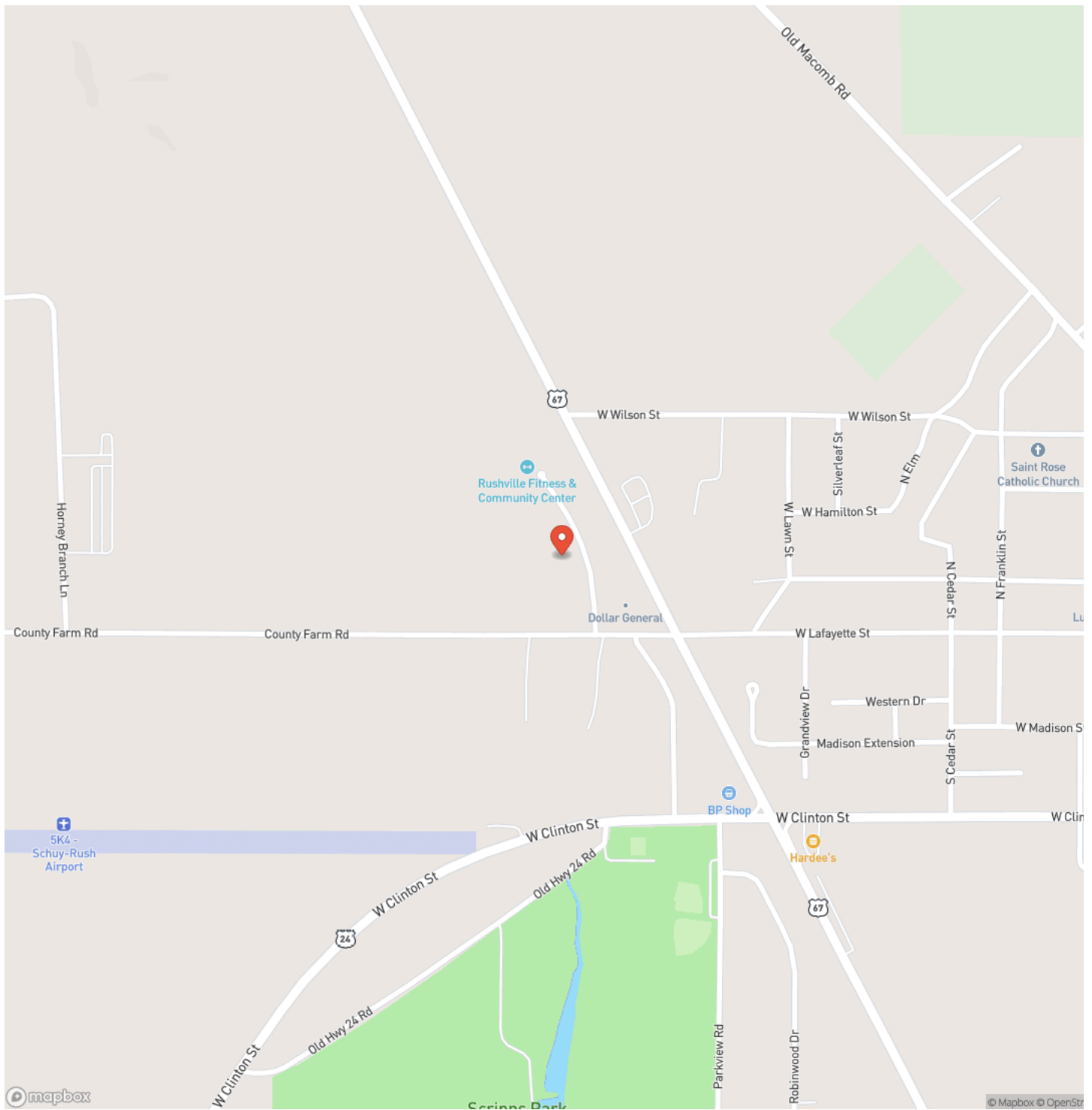
Commercial Building for sale - Business is relocating!

Built in 2022 and housed a construction company and offices. The front portion of the building (office space 900 sq ft.) is a large lobby area and office (15'x 8' & 4' x 6') with a glass window for viewing area of the lobby. This part of the building also houses a half bath that is ready to be finished to have a walk-in shower. Also, a small storage room that houses the on demand water heater and radiant floor (heats both office and shop) heat valves and controls. The shop area is 2,560 sq. feet and has 16 ft. tall ceilings, two 12x12 ft. insulated doors with automatic door openers. A bar area and storage room (23'x 15') There is a 15x40 loft that contains a lounge area and 3 possible offices or store rooms. 200 amp service. Lot is approximately 1.23 acres (will be subdivided before closing). This location has a lot of traffic off of Highway 67. Also, several other businesses within walking distance that could help drive traffic to this location such as a car wash, fitness center, general store, veterinarian office, and chiropractor.

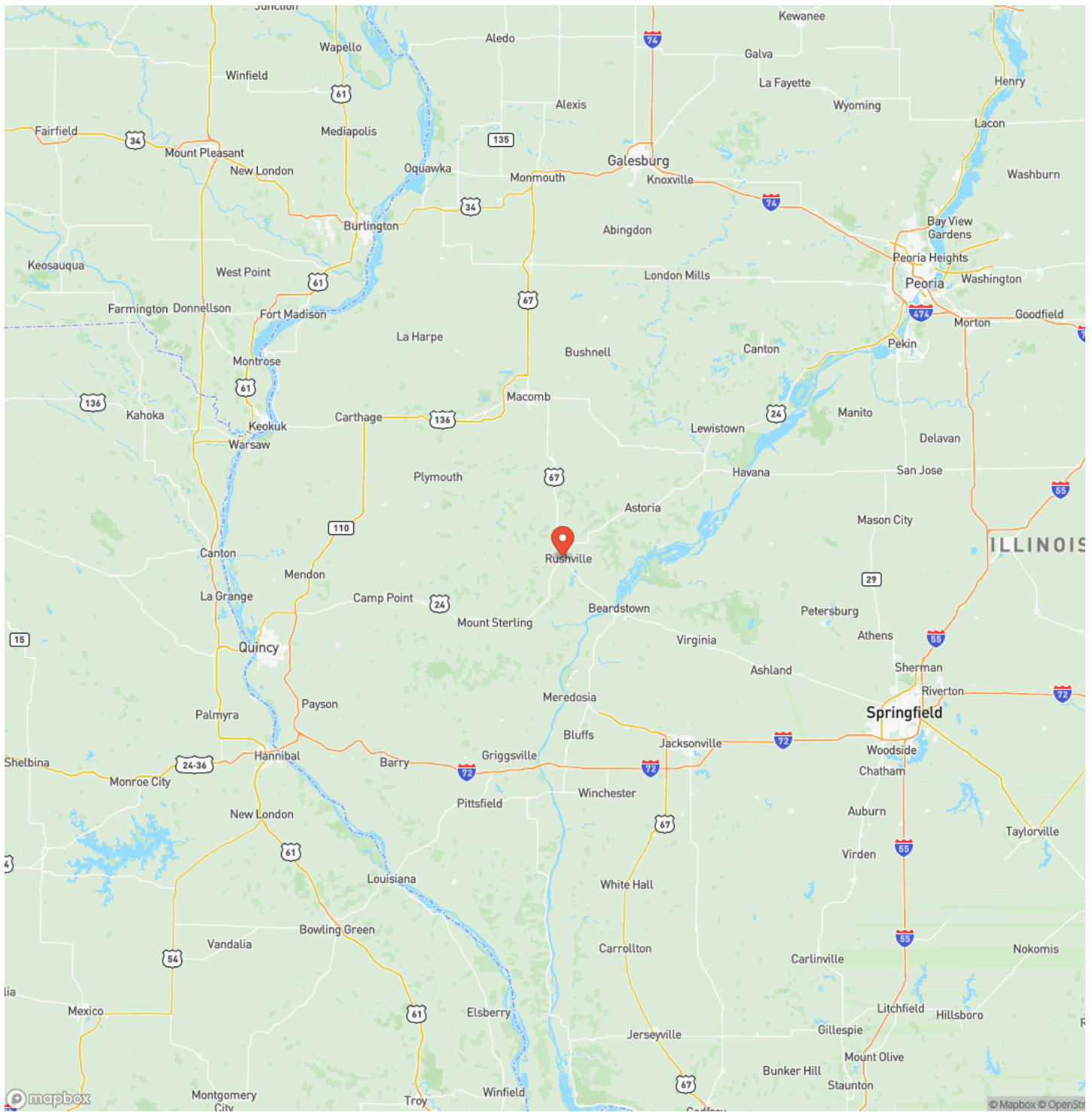
Commercial building with office and shop
Rushville, IL / Schuyler County



Locator Map



Locator Map



Satellite Map



**Commercial building with office and shop
Rushville, IL / Schuyler County**

LISTING REPRESENTATIVE
For more information contact:



Representative

Lacey Cunningham

Mobile

(217) 322-8278

Email

lcunningham@legacylandco.com

Address

City / State / Zip

Covington, IN 47932

NOTES

DISCLAIMERS

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

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.

Legacy Land Co LLC
903 Liberty St
Covington, IN 47932
(765) 585-8207
