



102 S Main St

Prop Type:	Industrial/Commercial	Area:	430
Status:	Active	MLS #:	415408
Cont Type:		Zip:	43084
List Price:	\$45,000		
City:	Woodstock		
Subdivision:	N/A		
Unit#:		Bus Only:	Yes
County:	Champaign County	Township:	RUSH
Parcel ID:	H292600010800500	Tax Year:	2017
Taxes (SA):	\$118	Lot Size:	0.13
Tax Info:			
Acres:			
Land Info:			
Directions:	SR 559 TO WOODSTOCK - LOCATED AT TRAFFIC LIGHT		

Showing Inst:	Other	Bldg Style:	1 STY	Ownership:	
Showing Phone:	937-477-4437	Year Blt:	1900	Prk Spaces:	5
Apx SqFt:	840	Rail Access:	NO	Net Income:	\$0
Current Use:	VACANT	Frontage:		Occupancy:	Negotiated
I-State Access:	NO	Tot Expense:	\$0	Lease Price:	
Road Type:	SR	Gross Inc:	\$0		
Annual:					
Zoning:	Commercial				
Lease Info:	Sale				
Included In Fee:					
Possible Use:	Bar, Office, Professional, Restaurant, Retail, Special				
Exterior:	Block				
Utilities:	Propane, Sanitary Sewer, Well				
Heating:	Forced Air Heat				
Cooling:	Central Cooling				
Inside Feat:	Elec Water Heater				
Outside Feat:					
Special Feat:	Equip. Included, Restroom				
Parking:	Hard Surface Parking, On Site Parking				
New Financing:	Cash, Conventional				

Remarks: **FORMER CARRY-OUT AND CONVENIENCE STORE. COOLERS, WALK-IN COOLER, FIXTURES AND SAFE INCLUDED.. BUSINESS CONDUCTED FOR 31 YEARS AND CLOSED AFTER RETIREMENT.**

Bkr Rmrks:

Office:	<u>Larry F. Kyte Realty (800-686-1796)</u>	Agent:	<u>Larry Kyte (937-653-3396)</u>
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Co Lst Ofc:	<u>()</u>	Co Lst Agt:	<u>()</u>