

204 E Commercial St Strasburg, IL 62465

Commercial
6240325

Active
DOM: 70

LP: \$74,500
OP: \$77,000



Year Built: 2009
Bus Name:
PropSubType: Other
Bus Only: No
Apx Acres: 0.05
Lot SqFt: 2,240
Apx Lot Dim: 55 X 160
Gross Inc:
Net Inc:
Total Exp:
Lake/Name: No

Leased: No
Avail for Lse: No
SF Bldg: 2,036
SF Office: 56
SF Manuf:
SF Whse:
SF Other: 1,980
Tot SF: 0
SF Source: Public Records
Protect Pd:

Tax Information & Legal

County: Shelby
Taxes/Yr: \$1,743/2022
Legal: S35 T11N R5E E 14' LOT 4 & N 110' OF W 41' LOT 3 BLK 14 ORIGINAL TOWN OF STRASBURG 55' X 160' X IRR

Tax ID: [1614-35-13-311-005](#)
Tax Exmptn: None

Property Information and Features

Zoning: Other/None	Water: Public	Sewer: City Sewer	CFD Avail: No
Utility Comp:		Covenants: No	
Rd Front: 55	Loading Dock:	Park Sp: 4	Ceiling Ht: 10
Levels #: 1.0	Drive-in Dr: 0	OH Doors: 0	OH Door Ht:
Roof: Metal	Gas Avail:	Gas Av/Mo:	
Landlord Pays: None		Roof: Metal	
Electric:	Water: Public	Sewer: City Sewer	
Bsmnt/Found: /Slab		Exterior: Steel	
Bus Type:		Drve Cnst: City Road	
Amenities: Air Cond, Parking-Street			
Heat/Cool/WH: Electric/Central/Electric			

Remarks

Public: Great building with a lot of potential. Features an office, 2 bathrooms, storage room and large open area. Possibilities are endless. The building was once used as a fitness center. Adjacent two lots to the West could potentially be available. Ask agent for more information.

Directions: Route 33 to Strasburg. Turn East on Commercial street. Building on South side of road.

Information herein deemed reliable but not guaranteed; buyer should verify school districts and all information. [Matrix.CIBRMLS.com](#)
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