



FORMER SENSATION SKATE LAND & ARCADE

103 N. SHILOH DRIVE, MOUNT VERNON, IL



Onsite Inspection Dates:
Nov. 20, Dec. 1 & 8
11:00 AM TO 1:00 PM

949-313-0708

DEC. 9 / 11AM

ABSOLUTE

AUCTION

25,200+/-SQ METAL BUILDING

Appraised \$1.114M

Suggested Opening Bid \$200K

- Built 2003
- Building Size: 25,200+/- Square Feet
- One Story-Steel Building with steel roof and steel exterior
- Two Overhead doors 10' x 14' & 7' x 8'
- Full Sprinkler System
- Electrical System: 600 amp with 3 Phase
- HVAC consists of 4 Units each 7.5 tons of A/C & 150K BTU's of Gas Heat
- Foundation is Concrete Slab
- Lot Size: 1.68+/- Acres
- Tax ID: 06-34-203-(007) & (003)
- 2008 Taxes: \$1,639.60
- Zoning: B-2: Strip Center or Retail
- Utilities: All Utilities to the site
- Subject Property is in an Enterprise Zone
- Highly Visible from Illinois Route 15

ABSOLUTE AUCTION DEC. 9, 2009

25,200± SQ METAL BUILDING

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The information hereon is from sources deemed reliable but we assume no responsibilities for errors or omissions. Bidders must perform their own, independent evaluation of the asset.