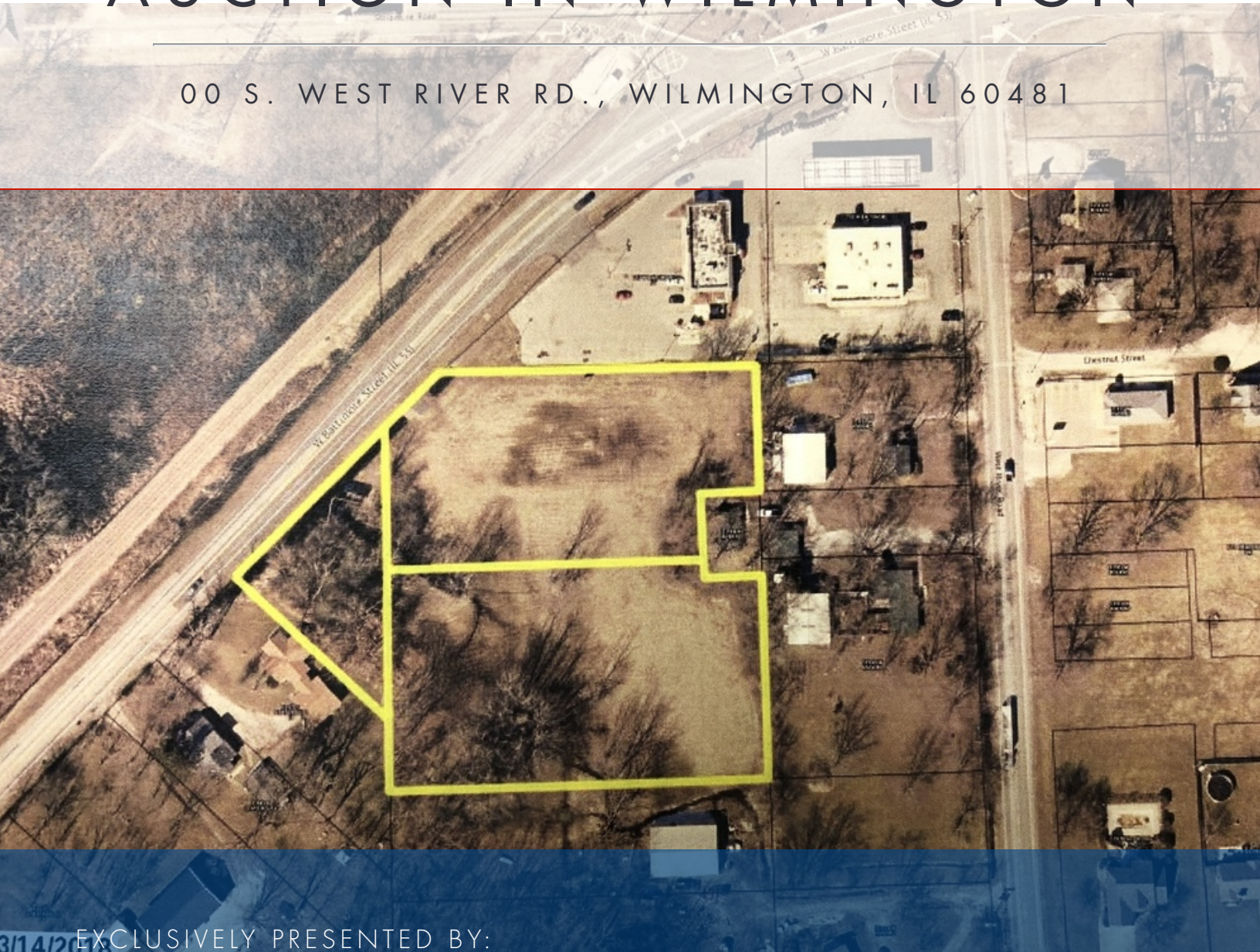


3.1 ACRES OF LAND FOR AUCTION IN WILMINGTON

00 S. WEST RIVER RD., WILMINGTON, IL 60481



EXCLUSIVELY PRESENTED BY:

BUCK TAMBLYN

Broker

815.549.4301

bucktamblyn@mccolly.com

JEFF BENNETT

Partner

815.922.6505

jbenett@mccolly.com



29 HERITAGE DR, | BOURBONNAIS, IL 60914 | MCCOLLYCRE.COM

FOR SALE

3.1 ACRES OF LAND FOR AUCTION IN WILMINGTON

00 S. West River Rd., Wilmington, IL 60481



OFFERING SUMMARY

Opening Bid: \$25,000

Lot Size: 3.1 Acres

Zoning: B-3

Traffic Count: 12,000

Auctioneer: Jonathan Kraft Kraft
Auction Services
219.973.9240

PROPERTY OVERVIEW

Online Only. Commercial Real Estate Auction
Bidding Ends August 15th @ 5pm CDT
Located at 00 S. West River Road Wilmington, IL.

Up for bid this prime commercial property in Wilmington, Illinois consists of three separate parcels totaling 3.1 acres. The property is zoned commercial B-3. Electric, gas, sewer, and water is all near-by to the property. There is 270 feet of frontage and over 12,000 vehicles per day pass this property. Next door to this property is a Burger King. This property can be developed or a perfect investment property for future development. Taxes 2018 Pay 2019: \$3952.50.

Minimum Opening Bid: \$25,000. Previously Listed for \$250,000. Open House: August 7th 10am-12pm. Can't make it? Call for a private showing.

Terms: \$5,000 non-refundable down payment immediately within 24 hours after closing of auction, closing in 30 days, sold as-is, possession at closing, warranty deed, taxes pro-rated and final to day of closing, minimum opening bid of \$25,000, and subject to a 10% buyer's premium or \$3,500 whichever is greater.

McCOLLY BENNETT COMMERCIAL ADVANTAGE

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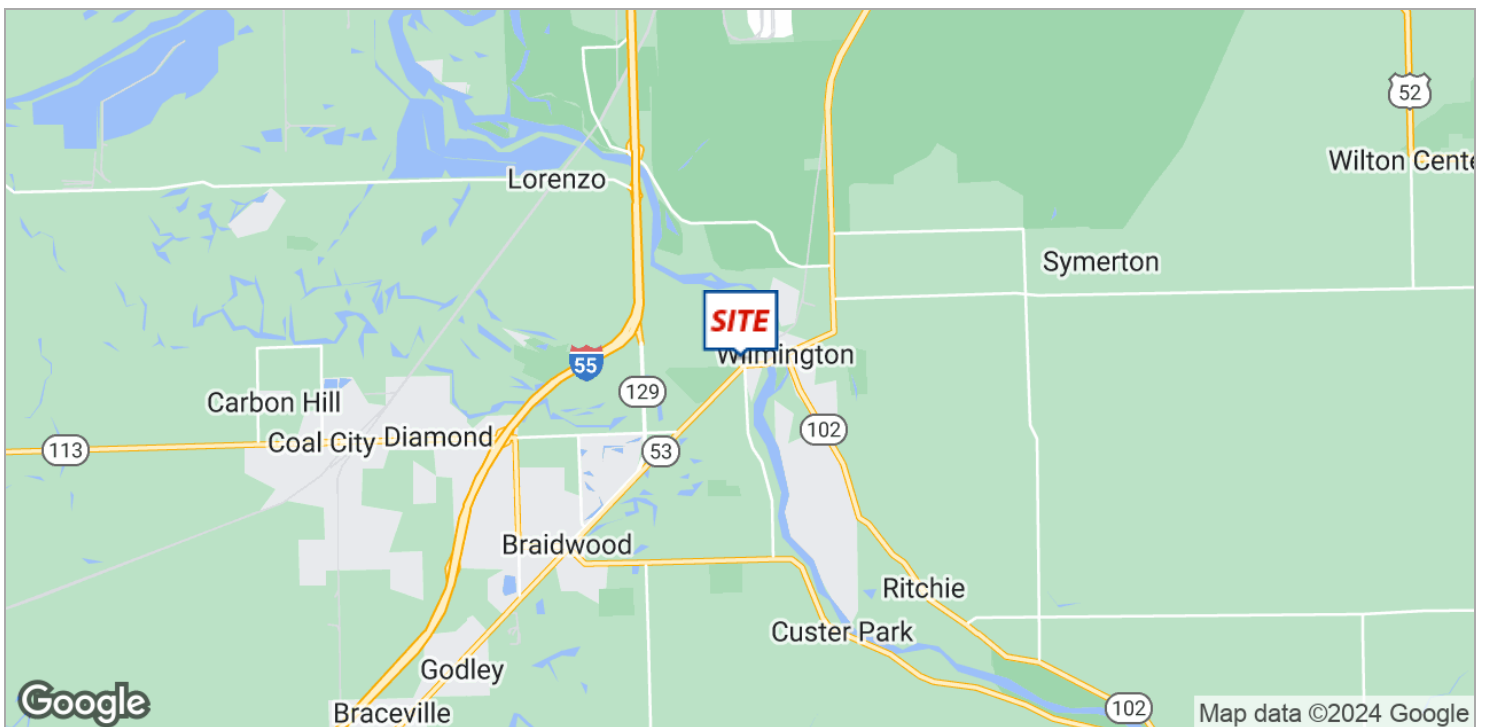
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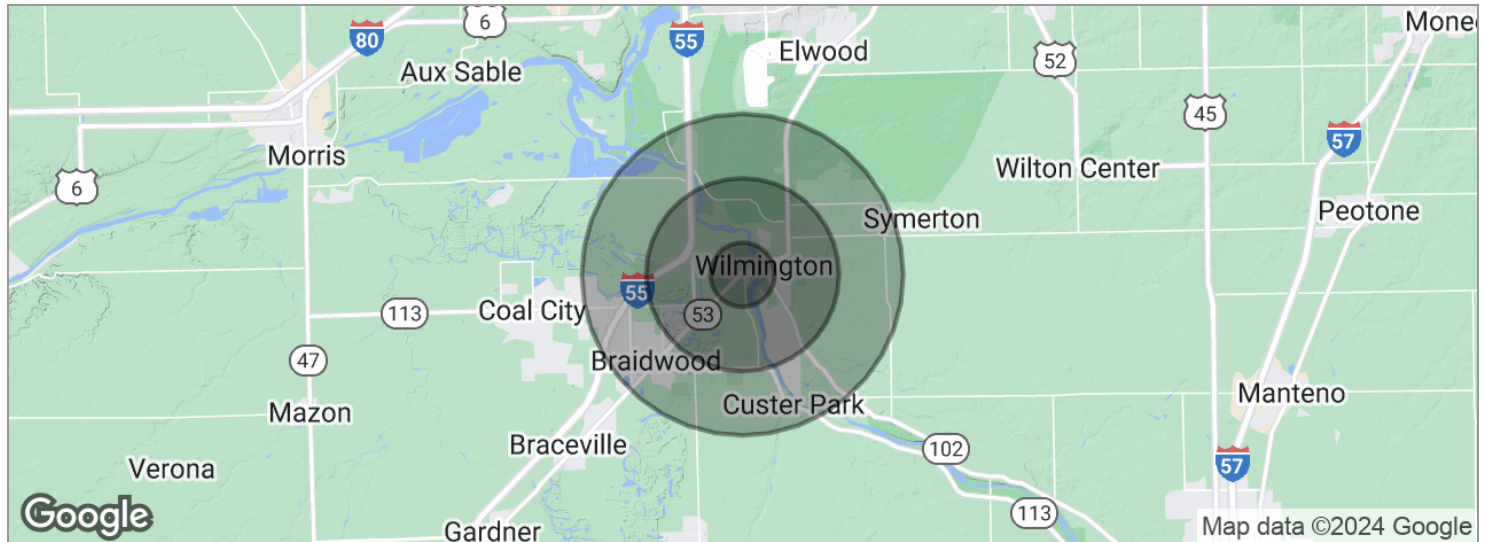
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FOR SALE

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00 S. West River Rd., Wilmington, IL 60481



POPULATION	1 MILE	3 MILES	5 MILES
Total population	2,596	7,450	12,980
Median age	40.7	41.4	41.2
Median age (Male)	38.9	39.3	39.2
Median age (Female)	43.8	44.2	43.0
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	973	2,828	4,947
# of persons per HH	2.7	2.6	2.6
Average HH income	\$64,718	\$65,237	\$65,426
Average house value	\$198,835	\$200,852	\$203,961

* Demographic data derived from 2020 ACS - US Census

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