

4295 N Holly Rd Olney, IL 62450

****NOT FOR PUBLIC DISTRIBUTION: MEMBERS ONLY****

Commercial Active LP: \$799,000
MLS#: 6216859 **DOM:** 6 **OP:** \$799,000



Year Built: 1983	Leased: Yes
Bus Name:	Avail for Lse: Yes
PropSubType: Office	SF Bldg: 11,700
Bus Only:	SF Office: 0
Apx Acres: 0.81	SF Manuf:
Lot SqFt: 35,284	SF Whse:
Apx Lot Dim:	SF Other: 0
Gross Inc:	Tot SF: 0
Net Inc:	SF Source: Public Records
Total Exp:	Protect Pd:
Lake YN: No	

Tax Information & Legal

County: Richland **Tax ID:** [1-11-02-200-019](#)
Taxes/Yr: \$8,616/2020 **Tax Exmptn:**
Legal: RANGE/TOWN/SEC/QTR 10E/3N/02/NE PT SE NE

Property Information and Features

Zoning: COM	Water: Public	Sewer: City Sewer	CFD Avail: No
Utility Comp:		Covenants: No	
Rd Front: 165	Loading Dock:	Park Sp: 0	Ceiling Ht:
Levels #: 3.0	Drive-in Dr: 0	OH Doors: 0	OH Door Ht:
Roof: Shingle	Gas Avail:	Gas Av/Mo:	
Landlord Pays: Other		Roof: Shingle	
Electric: 3 Phase	Water: Public	Sewer: City Sewer	
Bsmnt/Found: /Crawl		Exterior: Brick	
Bus Type:		Drve Cnst: Concrete	
Amenities: Alarm System, Elevator, Handicap Access, Parking-On Site			
Heat/Cool/WH: Geothermal/Geothermal/Gas			
Exterior Feat: Elevator, Security System, Sidewalks			

Commercial Lease Information

Remarks and Showing Instructions

Public: This commercial building features an elevator along with front & back stairs, insulated glass, wood, & double hung windows. The 1st floor consists of 8 offices, a conference room, 2 restrooms, & a reception area. The 2nd floor consists of 12 offices & 1 restroom. The 3rd floor consists of 4 offices, one reception area, a fully furnished kitchen, 2 restrooms, & a large conference area. The roof is Duro-Last and was installed 1/15/09. It has Lennox gas forced air furnaces with Geothermal for heating & cooling. It also has a pull alarm fire control with a security system . The building is handicapped accessible. Call the agent today to view this commercial property!

Show Instructions/Lockbox: Please contact the agent to schedule a showing!

Listing Information

List Office: United Country Burke Auction & Realty (199	Minimum CC: 2.25%	List Date: 11/27/2021
Office Phone: 618-592-4200	Variable: No	Expire Date: 11/19/2022
List Agent: Bill Burke (359500545)	Owner Name: Thomas & Brenda Sloan	
Phone: 618-553-4613	2nd Owner:	
List Type: Excl Rt To Sell	Agt Owned: No	
Possession: At Close		

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