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## COMMERCIAL PROPERTY

5671 Hwy. 8

Mt. Carmel, IL 62863

**Asking Price: ~~\$499,900~~**

**Reduced: \$425,000**

### Information About Listing

County	Wabash
PIN	13-08-300-006-02
Lot Size <b>m/l</b>	8.22 +/- Acres
Property Type	Commercial/Established Business
Property Taxes <b>m/l</b>	\$901.48
School District	Wabash CUSD #348
Water and Sewer	2 Wells; 1 for plant use, 1 for human use
Utilities	Ameren Illinois (average unavailable)

### Notes

**Property Information...**6, 25'x96' Harnois Greenhouse Structures; 30'x60' Sales Building, Conley Greenhouse (polycarbon) with 80'x80' shade structure on concrete pad; 18'x60' "Little House" homemade greenhouse; Outdoor wood burner heat piped into Sales Building and Greenhouses 1-3; all buildings include growing benches and propane gas heaters; two, 6000-gallon propane gas tanks; numerous supplies including pots, flats, shuttles, etc.

**Additional Items Included...**2008 Ford F250 Crew Cab, 220,726 miles; 2005 Ford E150 Cargo Van, 100,956 miles; 2013 John Deere Lawn Mower X750, diesel, 60" deck with bagger; homemade box trailer with 16' triple deck shelving for plant delivery, supply pickup, etc.; some utilities will need to be separated from the house to the south of the property; the property features potential homesite and/or room for business expansion

**Financials will be made available ONLY upon serious inquiries by pre-qualified buyers. Some inventory will be deemed "negotiable" based on the time of year. Contact Dustin, (618) 302-0325**

**\*\*Lines are approximate, NOT A SURVEY\*\***

Information herein is considered accurate, but is not warranted. All measurements, taxes, utilities, and age are approximate. Appliances not warranted. **m/l = more or less**

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