

24855 IL Route 122

DELAVAN, IL 61734



RE/MAX
COMMERCIAL®
TRADERS UNLIMITED

FOR SALE | 24855 IL ROUTE 122

ASKING PRICE: \$1,950,000



EXECUTIVE SUMMARY

Large event facility and complex on over 20 acres with high visibility just at the I-155 and Rt 122 intersection in Delavan. The former 4 Rocks Arena accommodates up to 171 horses or cattle and features an indoor arena with seating, heat, and restrooms. Property includes 60 RV electrical hookups, shower house, stocked lake, and a newly built cafe with indoor seating (2024). Excellent interstate visibility with easy access for trailers and guests. The facility is positioned and ready for the next owner. Ideal for auctions, shows, indoor racing, concerts, expos and multi-use events.



60,000+/-
TOTAL SF



4
BUILDINGS



20.16
ACRES



A-1
ZONING

CLICK [HERE](#) FOR LINK TO

- Video Tour

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- Property Photos & Videos

- Floorplans

- County Records



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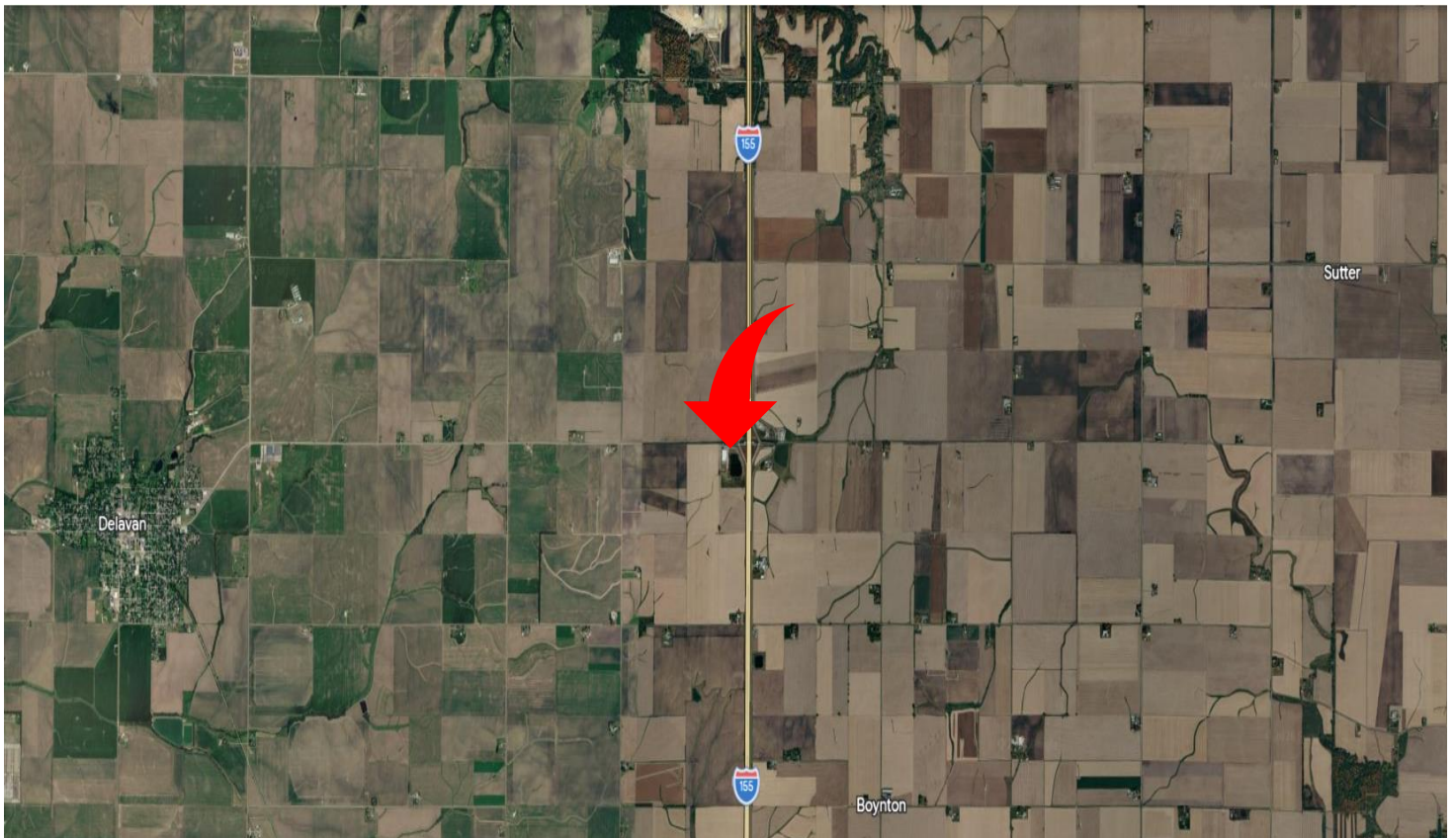
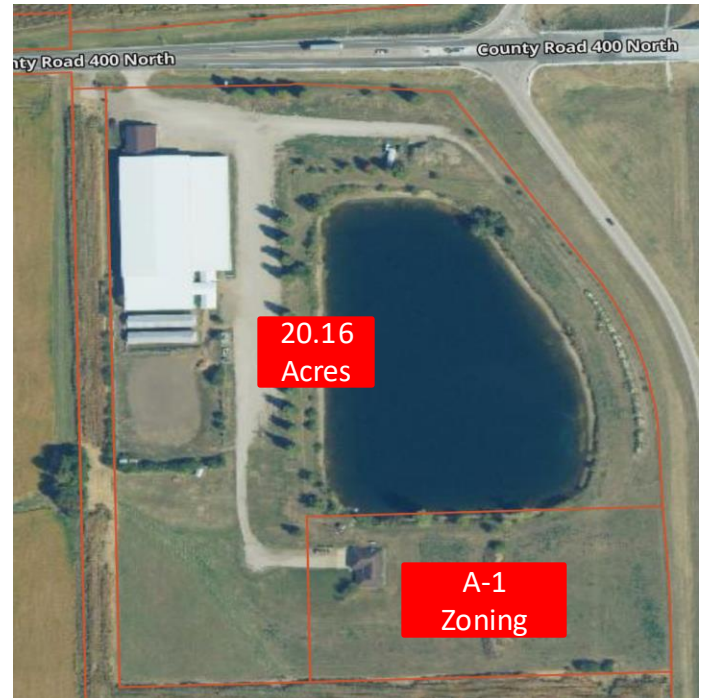
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PROPERTY INFORMATION

ADDRESS	24855 IL Route 122
CITY / STATE / ZIP	Delavan, IL 61734
PARCEL ID(s)	22-22-08-200-005
PROPERTY TYPE	Land & Farm, Warehouse, Other
ZONING	A-1
TOTAL LOT ACRES	20.16
TOTAL BUILDINGS	4
TOTAL SF	60,000 +/-



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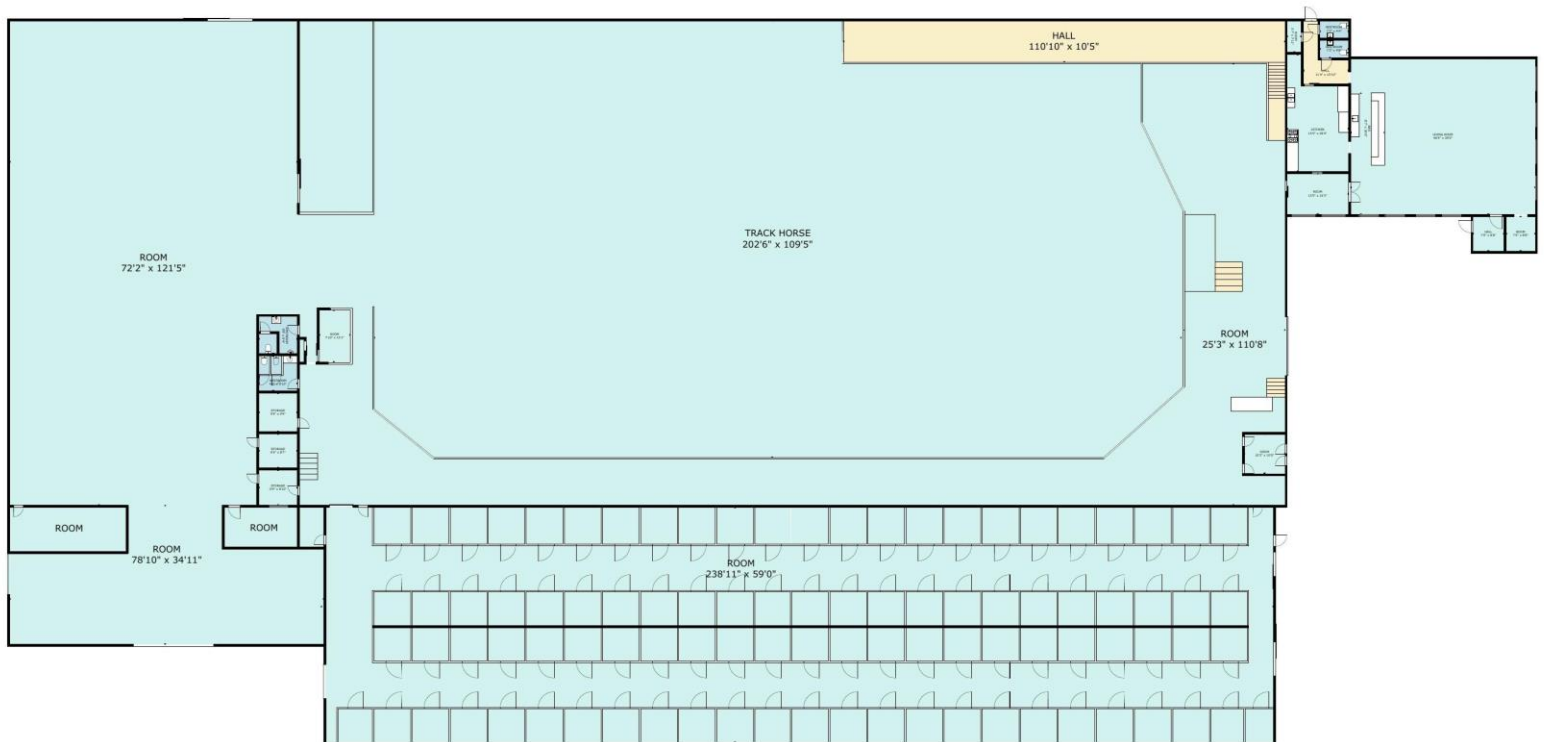
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FLOORPLANS



GROSS INTERNAL AREA
TOTAL: 2,454 sq ft
HORSE HOLDING: 2,454 sq ft
EXCLUDED AREAS: GARAGE: 1,087 sq ft, HORSE HOLDING: 58,493 sq ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

FLOOR 1

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EXTERIOR PICTURES



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INTERIOR PICTURES



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All information contained herein is deemed reliable but not guaranteed.
Each office is independently owned and operated.
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