

248 W Main Street

BRADFORD, IL 61421



RE/MAX
COMMERCIAL[®]
TRADERS UNLIMITED

FOR SALE | 248 W Main Street

ASKING PRICE: \$189,000



EXECUTIVE SUMMARY

REMAX Traders Unlimited has been exclusively retained to sell 248 W Main Street in Bradford, IL. This property was formerly Purtscher Oil Company/Gas Station and is situated in the heart of Bradford on Route 40/Main Street. The main building is a 60x60 pole barn that is finished/insulated and used for a commercial garage. It includes two oversized, overhead drive-in doors (12x12), floor drains, air compressor and in floor heating (boiler), and an office with mini-split (heat/AC), and restroom. The building is well insulated and there is a warehouse heater in the garage/warehouse space. There are three actively licensed gasoline tanks (unleaded, premium and #2 diesel) and three pumps. The tanks have been drained but were last active in 2004. Gallonage reports and system inventory reports are available on request. The parcel also includes the house (1700 SF) to the west of the commercial building which is currently uninhabitable. Sale is in "As-Is" condition.



4,100
TOTAL SF



\$46
PRICE /SF



0.8
LOT ACRES



C-1
ZONING

CLICK FOLDER FOR LINK TO

- Property Photos & Videos
- County Tax Bills
- County Property Cards



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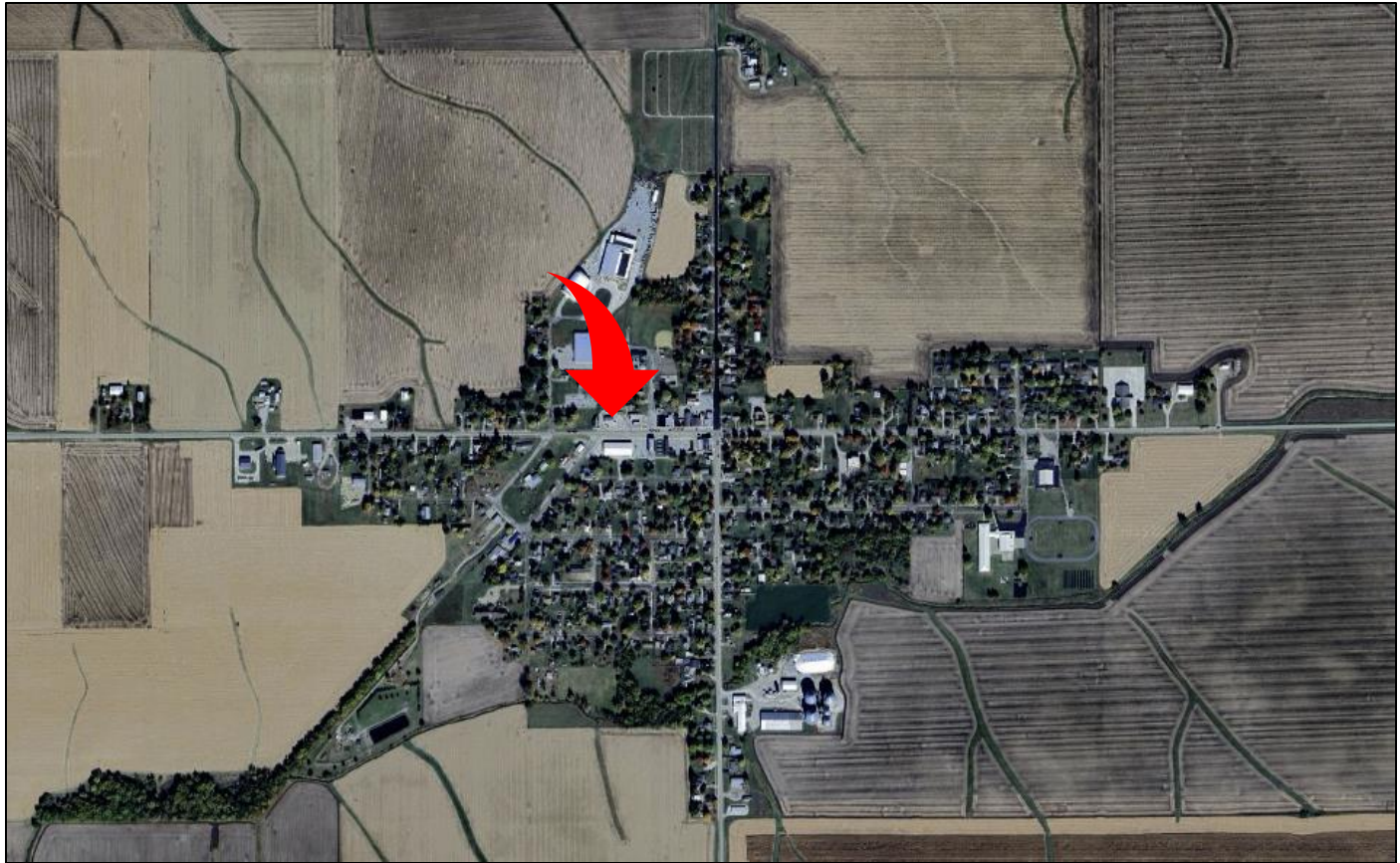
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PROPERTY INFORMATION

ADDRESS	248 W Main Street
CITY / STATE / ZIP	Bradford, IL 61421
PARCEL ID(s)	02-23-402-025
PROPERTY TYPE	Industrial / Automotive
ZONING	C-1
TOTAL LOT ACRES	0.8
TOTAL BUILDINGS	2
BUILDING SF	310
STORIES	1
CEILING HEIGHT	14'
ANNUAL TAXES (2024)	\$7,109.70



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EXTERIOR PICTURES



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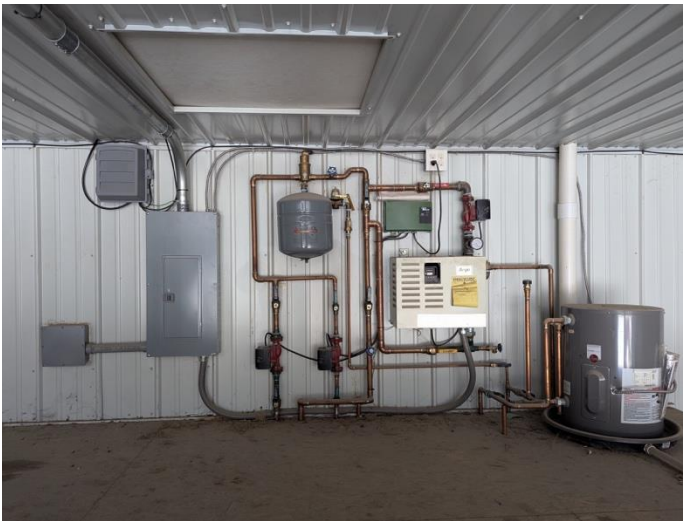
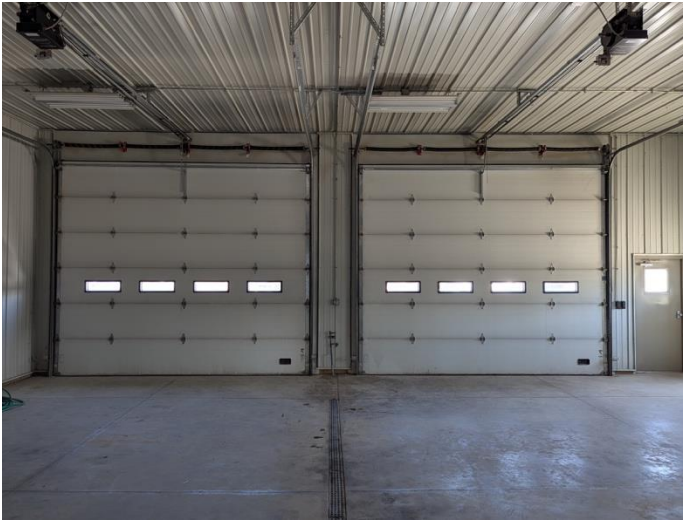
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INTERIOR PICTURES



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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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