

ANDERSON LAND COMPANY

"PROVIDING QUALITY FARMLAND REAL ESTATE SERVICES"

6826 ILLINOIS RTE 78 MT CARROLL, ILLINOIS, 61053

James J. Anderson

Managing Broker
815-718-1878

Cindy Hook

Broker
815-291-6767

MOUNT CARROLL INVESTMENT PROPERTY

COMMERCIAL BUILDING

303 EAST STATE ROAD, MT. CARROLL, IL. 61053

**CURRENTLY, 3 BEAUTICIANS WITH SPACE FOR MORE
(PEDICURIST, PODIATRIST, ETC.)**

ONE MASSAGE THERAPIST

TANNING SALON

TWO UPSTAIRS APARTMENTS (rented)

TOTAL RENT \$2,275 PER MONTH

TAXES: \$2500

UTILITIES \$550 PER MONTH

BUILDING AND LOT MAINTENANCE \$1,000/YEAR

INSURANCE \$2500/ YEAR

PRICE: \$125,000

Information deemed reliable but not guaranteed