

Carrington Point Apartments – Industrial Drive – Monmouth, IL 61462



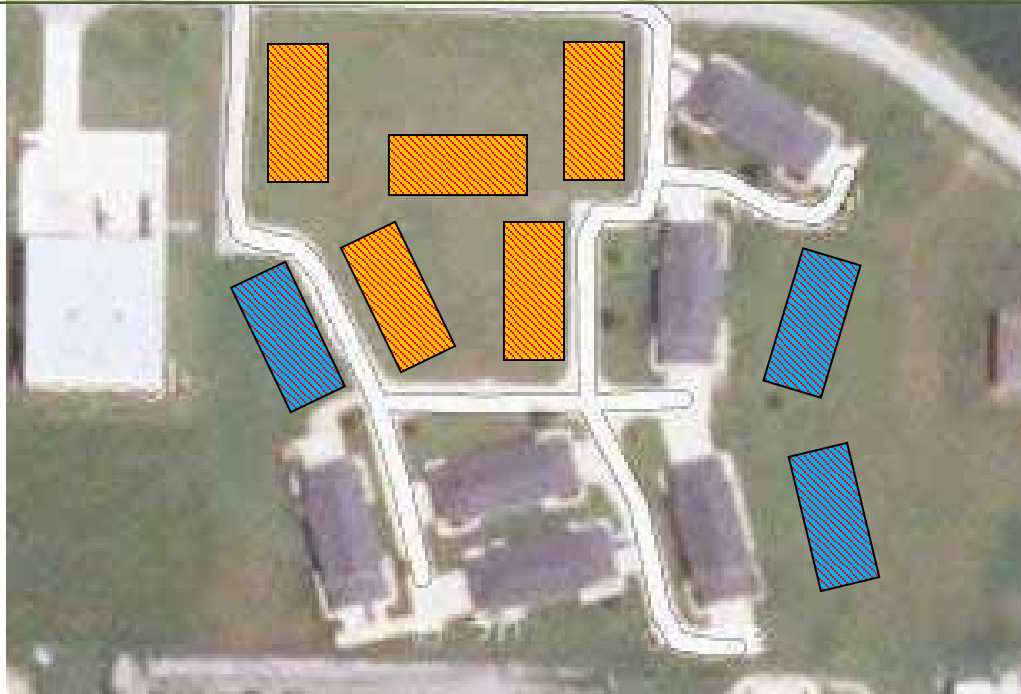
Six-Quad Buildings – 24 Units, on 7 Acres MOL; All Units are Handicapped Accessible; Privately Owned Streets;
Each Unit is 1,000 sq ft, 2 Bed, 2 Bath, plus 2 car garage; Entire complex is in Monmouth Enterprise Zone;
Parcel will allow the construction of up to an additional seven quad buildings (28 units) **Price \$1,500,000**

HENNENFENT FARM MGMT & REALTY, LLC

1105 West Broadwav Monmouth. IL 61462 Phone 309.734.6205 e-mail henrealty@frontiernet.net

DISCLAIMER: Please note the above information is from sources deemed reliable, however the accuracy is not guaranteed. Hennenfent Farm management and Realty, LLC assumes no liability of errors, omissions or investment results. This offer and data can be changed or withdrawn without notice.

Carrington Point Apartments – Industrial Park Drive
Monmouth, IL 61462



Development consists of 6 Quad Buildings

Additional Units can be constructed on the 7 acres site.

3 additional Quad Buildings were in the original plan. 

Up to 5 additional Quad Buildings could be built in the 2.5 acre undeveloped remainder. 

Site can accommodate 56 units as shown.

Parcel is zoned multi-family residential.

Enterprise Zone designation provides property tax abatement and exemption for sales taxes paid for construction.

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Six 4-plex units on 7 acres (mol) with 2 acre undeveloped tract; Property will accommodate 8 additional 4-plex units

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Contract Information

| | | | |
|------------|--------------------------|---------------|-------------------------------|
| Type | Multi-Family Residential | Status | ACTIVE |
| List Price | \$1,500,000 | Showing | By Appointment |
| Sign | No | Possession | AT CLOSING |
| Owner | S. Bedi | Listing Agent | Michael Zugmaier 563.508.2834 |

Property Information

| | | | |
|--------------|-------------------------------|------------|-----------------------|
| # of Units | 24units, six 4-plex buildings | Unit Sq Ft | Approx 1,000 SF |
| Foundation | SLAB | # Floors | 1 |
| Sub Level | NO | Year Built | 1997 |
| Construction | Frame | Siding | Vinyl w/ brick facade |
| Roof | Composite shingle | Garage | 2 Car 22'x21' |
| Flooring | Carpet / Vinyl | H Water | 30 Gal Electric |
| Heat | Electric F/A | Cool | Central |

Details

| | | | |
|-------------|-----------------|-------------------|---------------|
| Living Room | 14-6 x 12-6 | Dining Area | 9-2 x 9 |
| Kitchen | 10-2 x 8 Galley | Bedroom 1 | 12-2 x 10 |
| Bath 1 | 8 x 5 | Bedroom 2 | 16-2 x 10 – 6 |
| Bath 2 | 8-8 x 7-6 | Laundry / Utility | 8 x 5 |

Location, Taxes, Legal

| | | | |
|----------------|---|--------|-----------|
| Area | Monmouth | County | Warren Co |
| Zoning | M-1 | Taxes | \$42,092 |
| Tax Exemptions | <u>Enterprise Zone</u> – Property Tax Abatement, Sales Tax Exemptions on materials of construction. | | |
| Legal | Tax ID# 940904419130 Tracts K, N&W 70' of O SE Plat & #456969 & #467308 | | |

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