

Auction Method:
SEALED BID

COMMERCIAL REAL ESTATE AUCTION

4,200+/- SQFT TWO STORY BRICK BUILDING

102 E MAIN ST in CARMI, IL

Bids Deadline: TUESDAY OCTOBER 29th at 1:00 PM



Conveniently located in the heart of historic Carmi, IL, this storefront building has been home to **Rhoda's Doll & Toy Emporium** for many years. The owners are now retiring and offering you the opportunity to purchase this charming building.

Built in 1890, the first floor functions as a retail shop with approximately 2,100 square feet. There is a big glass storefront window, hardwood floors, a kitchen area and a bath.

A wide staircase leads to the upper level which has been previously utilized for storage. Like the main level, it is all open and has the potential for a fantastic loft apartment. The property also features a newer rubber roof and central air.

Please make your plans now to bid your price on this unique opportunity to purchase a prime building on Main St in Carmi, IL!

How to Place Your Bid: Please call Sohn & Associates at 1-800-357-4031 or 812-467-0227, or attend the public showing to receive your bidder packet. All interested parties are required to make Sealed Bids on purchase contract forms provided in packet. These bids must be delivered to **Mundy's Real Estate at 400 Chestnut St, Mount Carmel, IL 62863 by the Bid Deadline of Tuesday October 29th 2019 at 1:00 PM.** All bidders will be notified the following day of the results.

Terms: A 5% deposit will be required from the successful bidder within 48 hours of offer acceptance. The balance will be due & payable at closing within 45 days. While this provides time to obtain financing, bidding is not "subject to financing". Possession will be immediate upon closing. The real estate taxes will be prorated to the date of closing. **Property is selling AS IS & subject to seller approval. DISCLAIMER AND ABSENCE OF WARRANTIES:** All information contained in this brochure and all related materials are subject to the terms and conditions outlined in the purchase agreement. No warranty or representation, either express or

implied, concerning the property is made by the seller or the auction company including, but without limitations to fitness for a particular use, zoning classification, utilities, etc. Each potential bidder is responsible for conducting his or her own independent inspections, investigations, inquiries, and due diligence concerning the property. The information contained in this brochure is believed to be accurate but is subject to verification by all parties relying on it. No liability for its accuracy, errors or omissions is assumed by the seller or the auction company. Sohn & Associates, Ltd.; Mundy Real Estate and its employees and representatives are agents of the seller.

FOR ONLINE AUCTION OF ALL TOYS FROM RHODA'S DOLL EMPORIUM PLEASE CALL OR VISIT :

www.SohnAndAssociates.com. There is an amazing selection of brand new toys from makers such as Melissa & Doug, Madame Alexander, Adora, Ashton-Drake, Ertl, Aurora, Bruder, Modarri, Bloco, Charisma, and others. Toys will sell in 3 different auctions. Online Session I Ends September 30th.

SHOWING: SUNDAY OCTOBER 20th from 12 NOON – 2:00 PM or CALL



12600 N Green River Road
Evansville, IN 47725
(812) 467-0227



Seller: James & Rhoda Wade

Auctioneer: Trent Sohn 441000778, AC#30000226

Broker: Kelly Schroeder; Mundy Real Estate 618-263-8946

Auction what you own with Sohn www.SohnAndAssociates.com **1-800-357-4031**

**Auction Method:
SEALED BID**

**COMMERCIAL REAL ESTATE AUCTION
4,200+/- SQFT TWO STORY BRICK BUILDING
102 E MAIN ST in CARMi, IL**

Bids Deadline: TUESDAY OCTOBER 29th at 1:00 PM



- *Fantastic Location for Retail Shop/Restaurant or Professional Office!*
- *Upper Level Could Make Fantastic Apartment!*
- *Only a Short Drive From Evansville, Mt Vernon, Benton & Mt Carmel!*
- *Wonderful Investment Opportunity!*

Lot Size: 22.75 x 101

Parcel #: 13-13-403-004

2019 Annual Taxes: \$1,047.76

SHOWING: SUNDAY OCTOBER 20th from 12 NOON – 2:00 PM or CALL