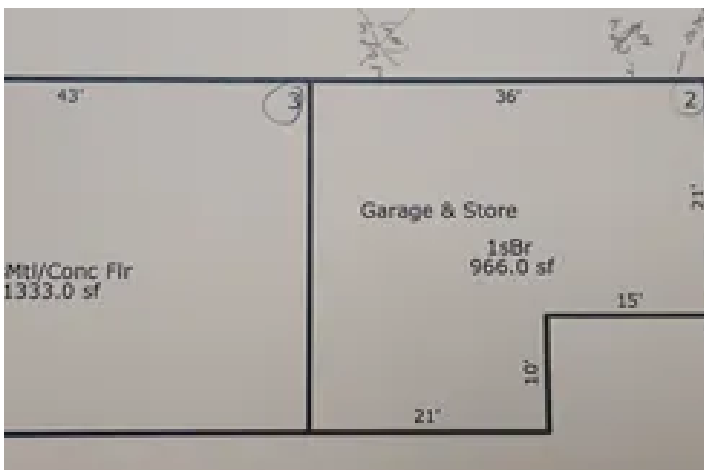


Commercial
206 Franklin Park In
Rushville, IL 62681

\$115,000
0.77± Acres
Schuyler County



Commercial
Rushville, IL / Schuyler County

SUMMARY

Address

206 Franklin Park In null

City, State Zip

Rushville, IL 62681

County

Schuyler County

Type

Commercial

Latitude / Longitude

40.123221 / -90.570373

Dwelling Square Feet

2,551

Bedrooms / Bathrooms

/ 0.5

Acreage

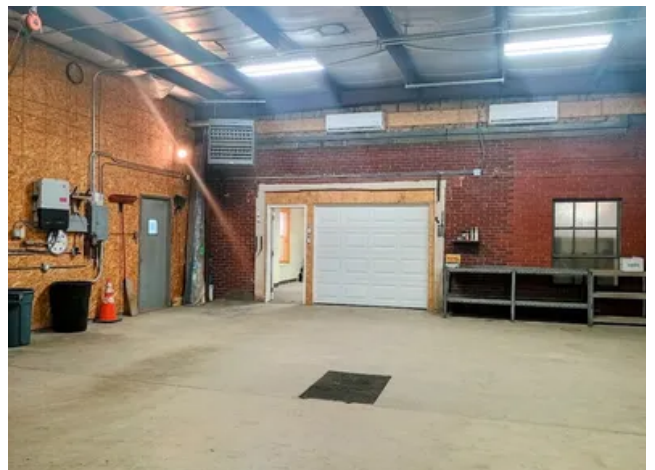
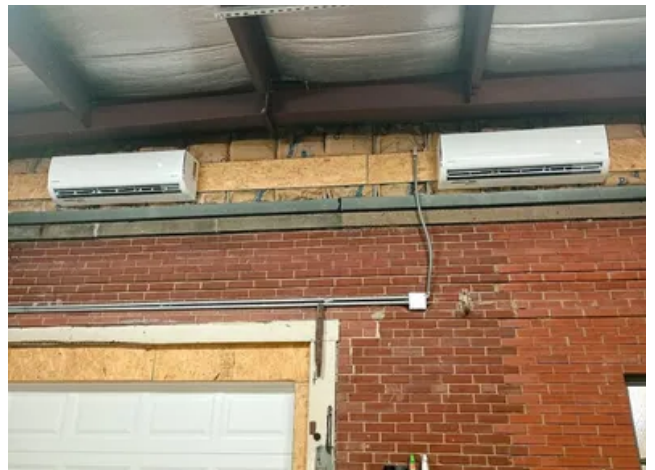
0.77

Price

\$115,000

Property Website

<https://legacylandco.com/property/commercial-/schuyler/illinois/112635/>



PROPERTY DESCRIPTION

Prime Commercial Property with High Potential

206 Franklin Park Ln, Rushville, IL

Unlock the potential of this versatile commercial property, perfectly suited for a wide range of business operations. Offering a strategic blend of office, storage, and expansive garage space, this property is ready to accommodate your entrepreneurial vision.

Key Features & Property Highlights

- **Flexible Workspace:** Includes a professional office area, multiple storage zones, and dual garage spaces.
- **Secure Acreage:** Large, fully fenced lot equipped with a secure gate and dedicated parking.
- **Bonus Land:** Additional parking and green space located directly across the road.
- **Recent Upgrades:** Modernized with new windows and new metal siding (2025).
- **Updated Roofing:** Flat black rubber roof section updated in 2021.

Detailed Layout & Climate Control

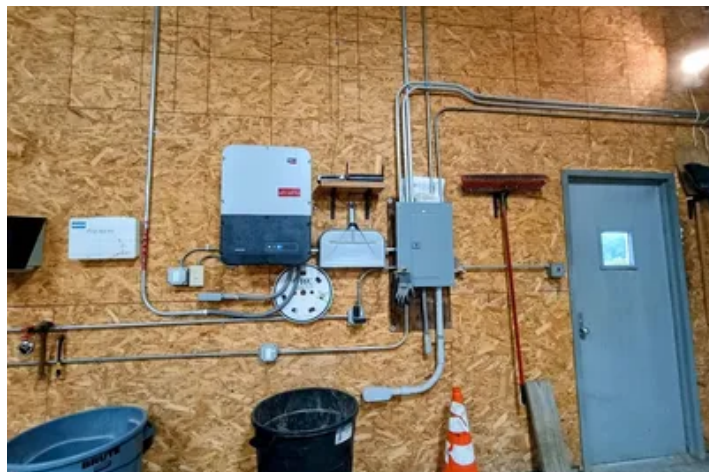
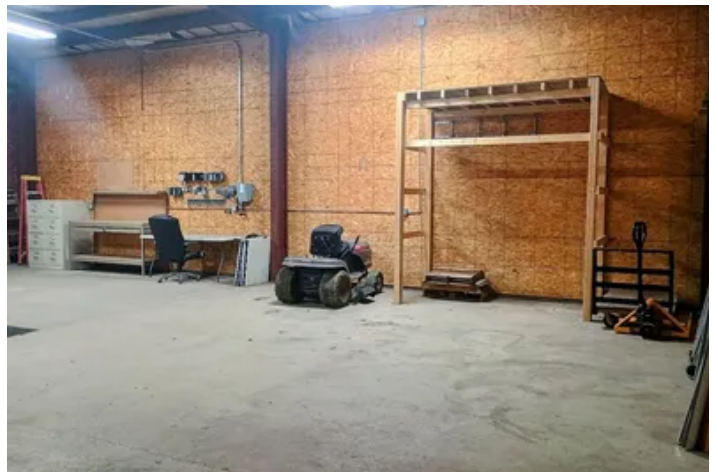
- **Office Area:** Features a convenient half bath, climate-controlled by a mini-split system and supplemental baseboard heat.
- **Attached Garage/Storage:** Office opens into a concrete block room with a 7'x8' garage door and side storage (unconditioned).
- **Main Warehouse:** Expands into a massive metal building with a 12'x12' garage door. Equipped with two mini-split systems and a Liquid Propane (LP) heater.
- **Flex Space:** Small, separate office or storage room on the north side with its own private entrance.

Utilities & Energy Efficiency

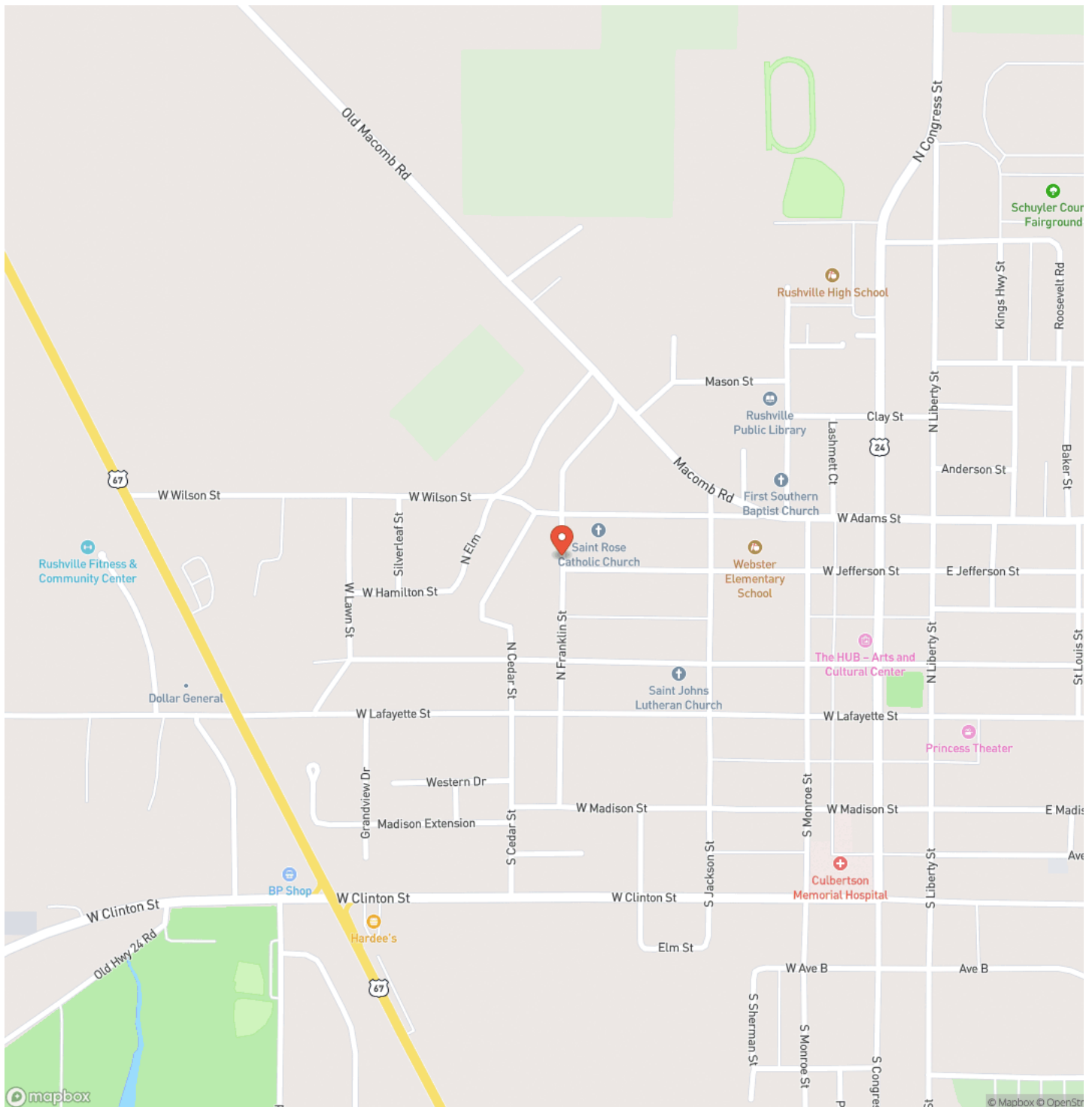
- **Solar Powered:** Features a 4.5 kW solar panel system (grid-tied, no battery backup) with a 25-year warranty for low operating costs.
- **Electrical Service:** Heavy-duty 200-amp main service with a 100-amp sub-panel.
- **Hot Water:** Electric water heater installed in 2020.

There is an easement with a neighboring property

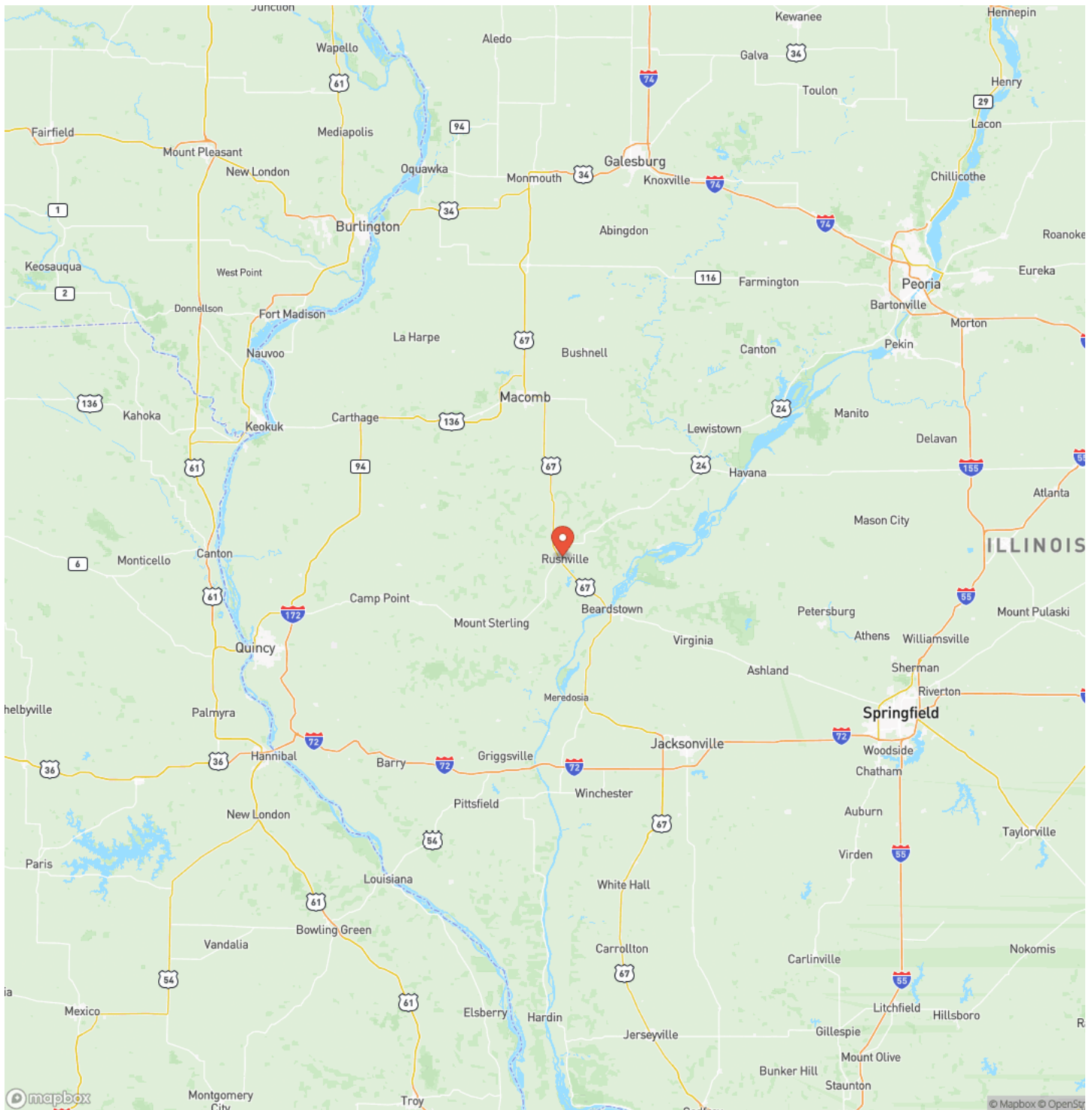
Being sold "AS IS" Inspections are welcome at buyers expense



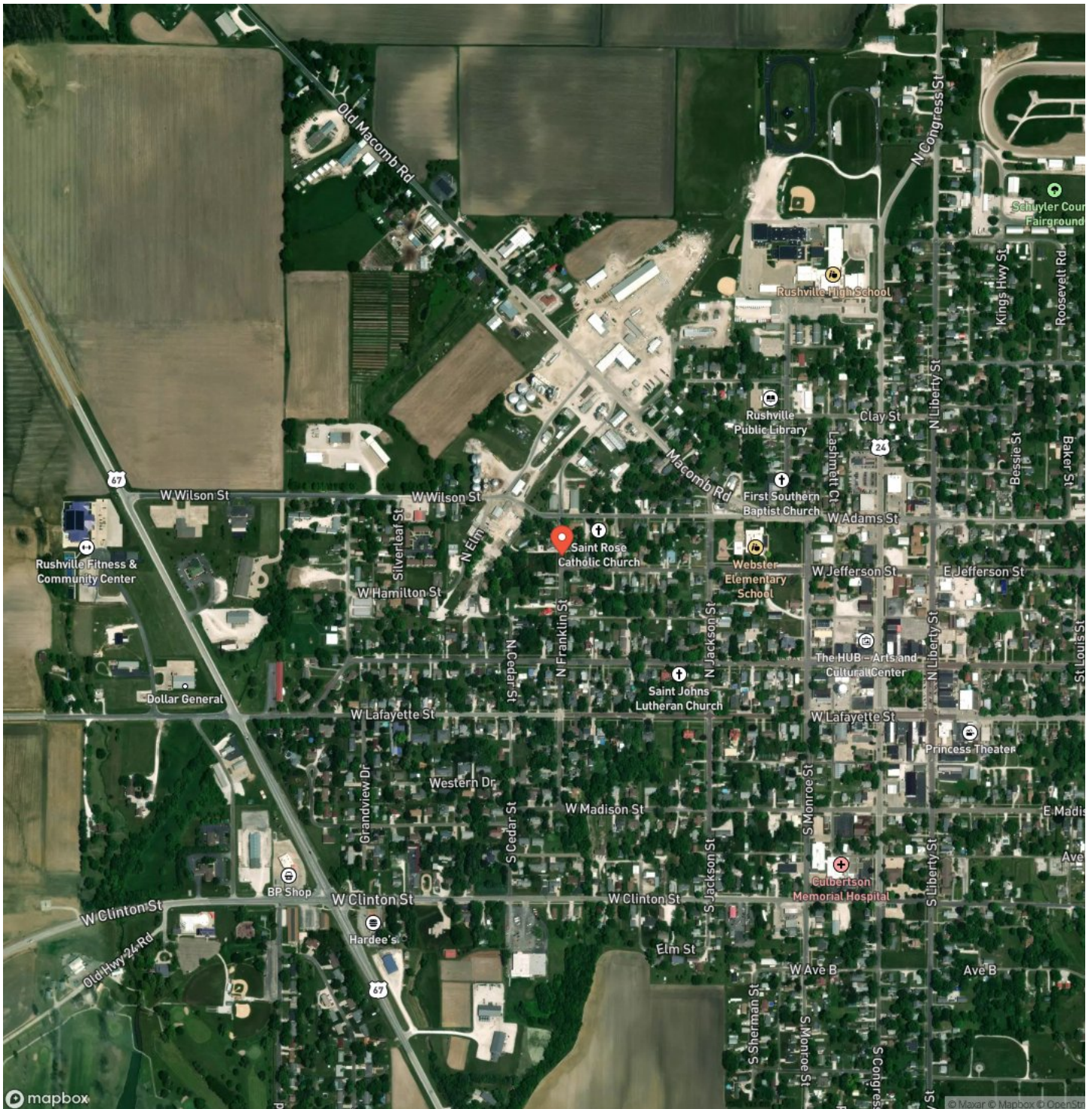
Locator Map



Locator Map



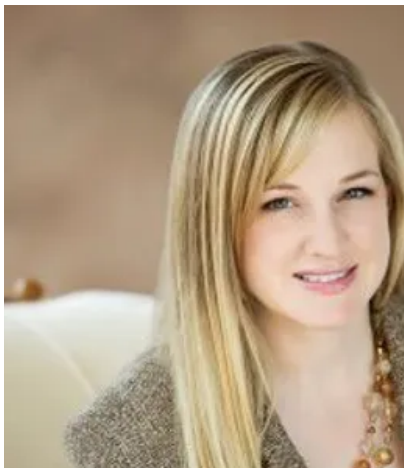
Satellite Map



Commercial
Rushville, IL / Schuyler County

LISTING REPRESENTATIVE

For more information contact:



Representative

Lacey Cunningham

Mobile

(217) 322-8278

Email

lcunningham@legacylandco.com

Address

109 N Liberty Street

City / State / Zip

Rushville, IL 62681

NOTES

[illegible]

NOTES

This image shows a single sheet of white paper with horizontal blue ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.

DISCLAIMERS

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.

Legacy Land Co LLC
903 Liberty St
Rushville, IL 62681
(217) 371-2598
<https://legacylandco.com/>
