

Commercial Location
115 W. Washington St.
Rushville, IL 62681

\$83,000
0.080± Acres
Schuyler County



Commercial Location
Rushville, IL / Schuyler County

SUMMARY

Address

115 W. Washington St.

City, State Zip

Rushville, IL 62681

County

Schuyler County

Type

Commercial

Latitude / Longitude

40.121634 / -90.563183

Dwelling Square Feet

2590

Bedrooms / Bathrooms

-- / 0.5

Acreage

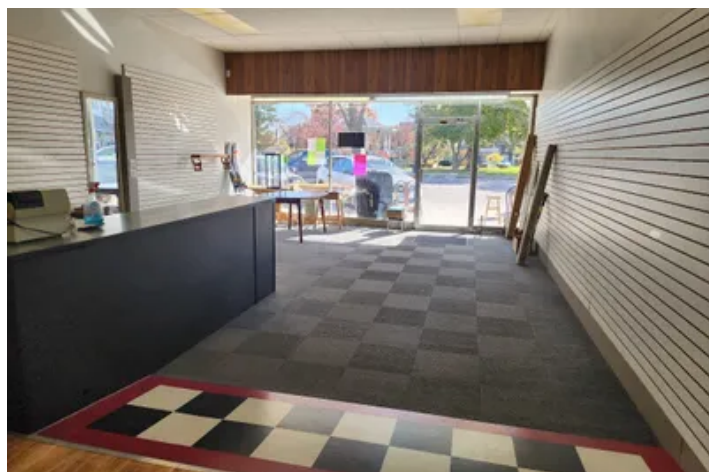
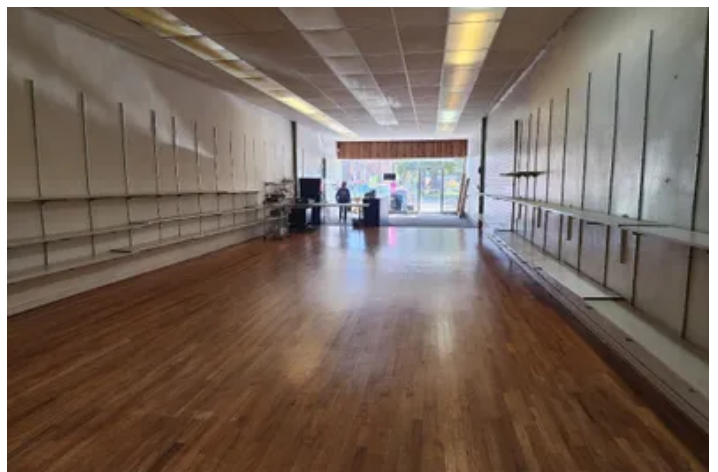
0.080

Price

\$83,000

Property Website

<https://legacylandco.com/property/commercial-location-schuyler-illinois/94266/>



Commercial Location Rushville, IL / Schuyler County

PROPERTY DESCRIPTION

This commercial listing highlights a prime location on the historic Rushville square, offering an excellent opportunity for various businesses.

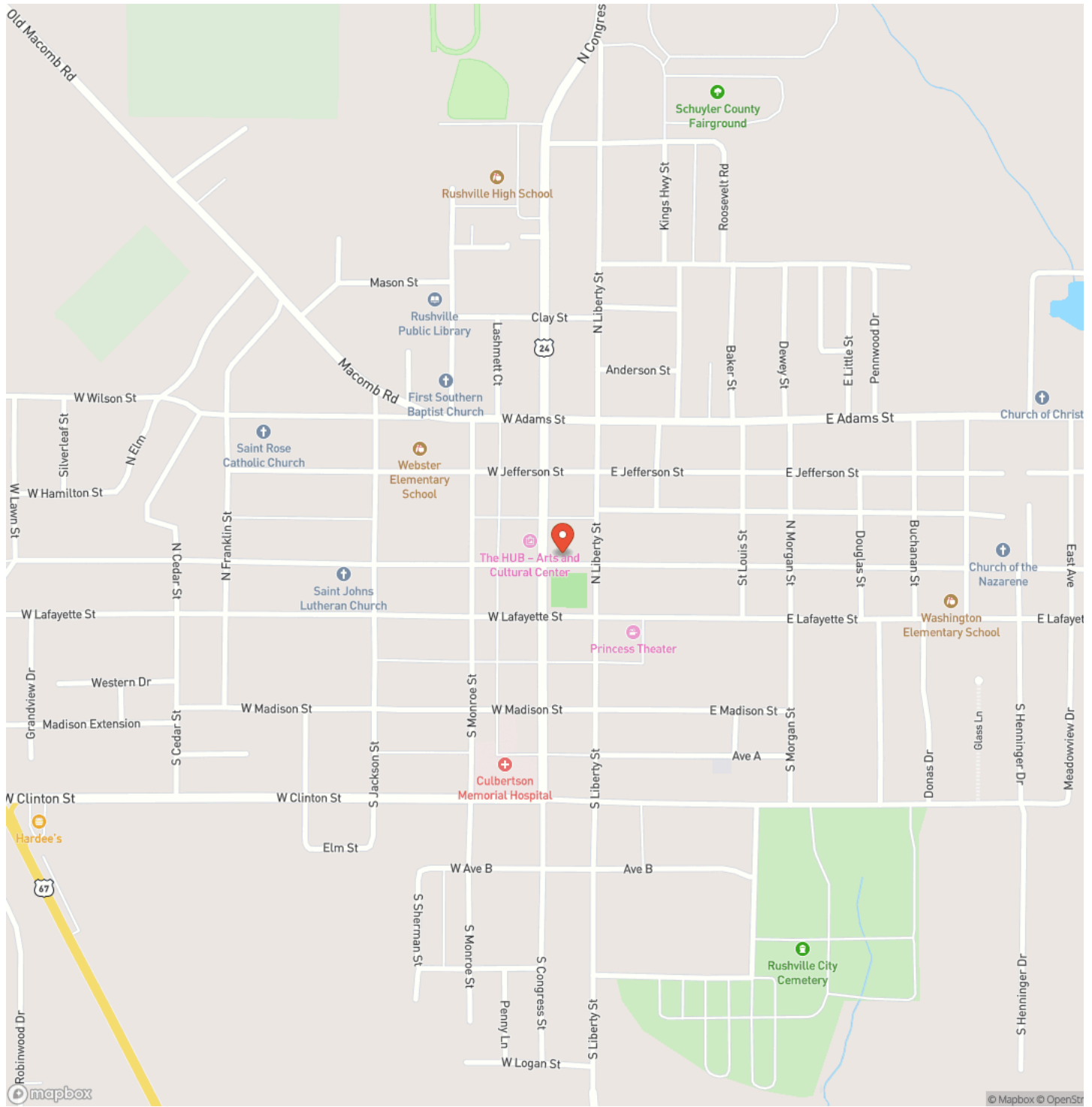
Key Features:

- **Historic Location:** Situated on the north side of the square, the property benefits from significant foot traffic, neighboring busy restaurants and the local hardware store.
- **Window Display:** A prominent window display area enhances visibility for potential customers.
- **Interior Details:** The main floor (20'x101') features a raised hardwood floor, previously used as a dance studio.
- **Building Amenities:**
 - **Loft and Storage:** The rear of the building includes loft space and a storage area with a bathroom (one toilet and wash tub outside the door).
 - **Partial Basement/Crawlspace:** Houses the furnace and water heater.
 - **Rear Storage Room:** An additional storage room (19'x30') (unheated/uncooled) at the back provides convenient access for deliveries via the back parking area.
- **Updates:**
 - New white roof installed in 2020.
 - New central air conditioning unit in 2022.
 - Separate HVAC systems (furnace and AC) with independent controls.
 - 100 amp electrical service.

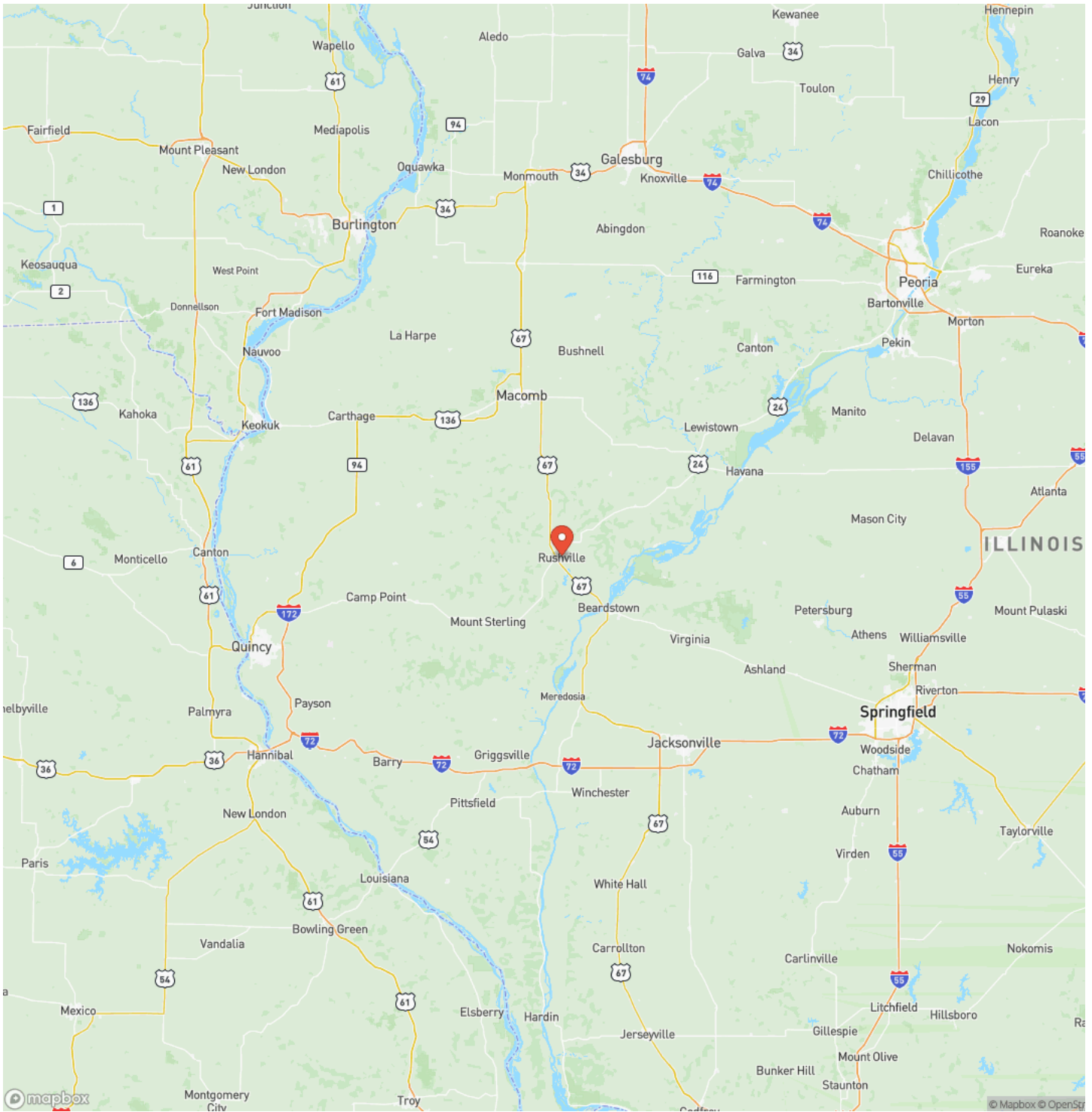
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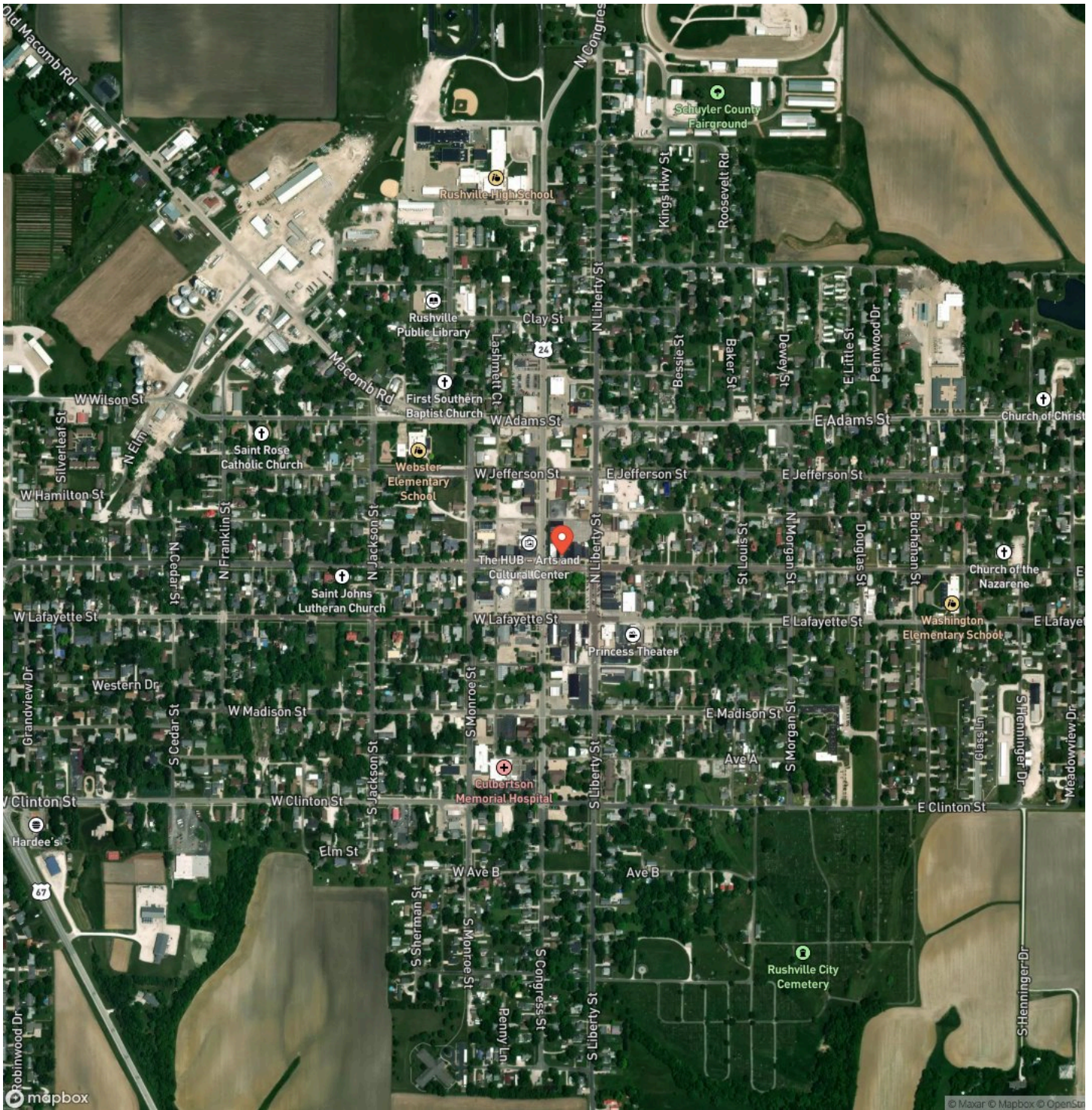
Locator Map



Locator Map



Satellite Map



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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.

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