

MILLENNIUM PROPERTIES R/E

SEALED BID AUCTION - NOV. 14, 2022

**Prime 75,981 SF Commercial/
Industrial Development Site**

100 Lions Avenue, Marseilles, IL

\$90,000 min bid



MPIREALESTATE.COM

Daniel J. Hyman
(312) 338-3003
dhyman@mpirealestate.com

Brad Thompson
(312) 338-3012
bthompson@mpirealestate.com

100 Lions Avenue

Commercial Development Site in Marseilles, IL



SEALED BID AUCTION November 14, 2022

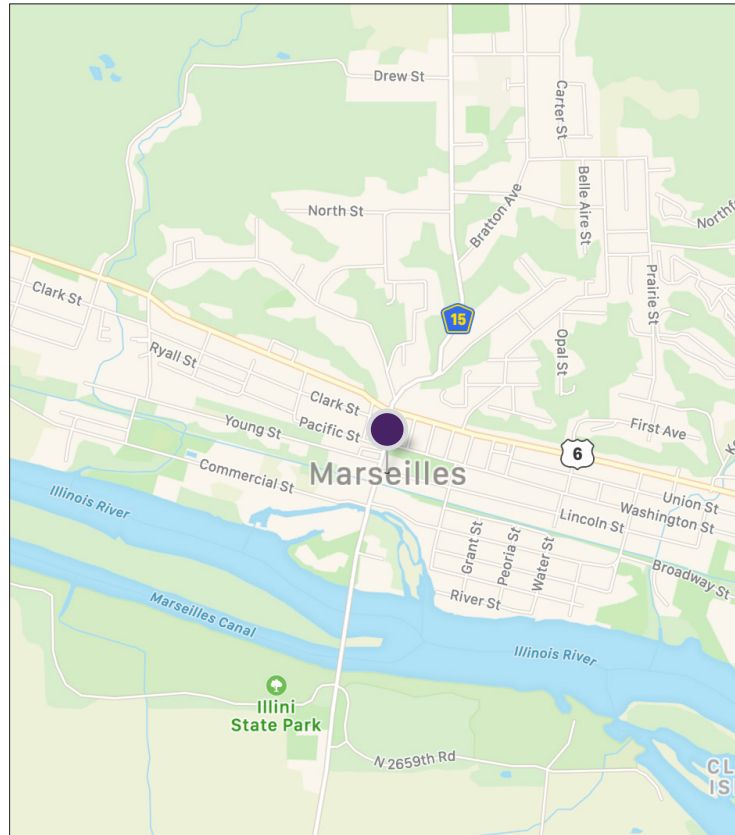
Property Highlights

- 75,981 SF development site
- Site improved with 2 storage buildings
- Located close to Commercial and Main Streets in a dense commercial neighborhood
- Easy access to busy commercial thoroughfare Main Street and Route I-80
- Great opportunity for a user, investor or developer
- Nearby attractions include: Heritage Harbor marina resort, D&S Foods, Subway and several restaurants
- Zoning: M - Manufacturing
- Taxes (2020): \$1,920.90

Property Overview

Located near Commercial Street, on Lions Avenue, this 1.74 acre, or 75,981 square foot development site is available for sale at sealed bid auction. Near Route I-80, this land site benefits from TIF incentives and a wide variety of uses to develop. This site is improved with a metal building approximately 29'x28' and a Ragland storage building approximately 30'x50'. Situated in a serene setting this site has easy access to main commercial thoroughfares, sought-after schools and marinas including the new resort Heritage Harbor in Ottawa. All utilities are to site. Great investment opportunity for a user, investor or a developer. Low LaSalle county taxes.

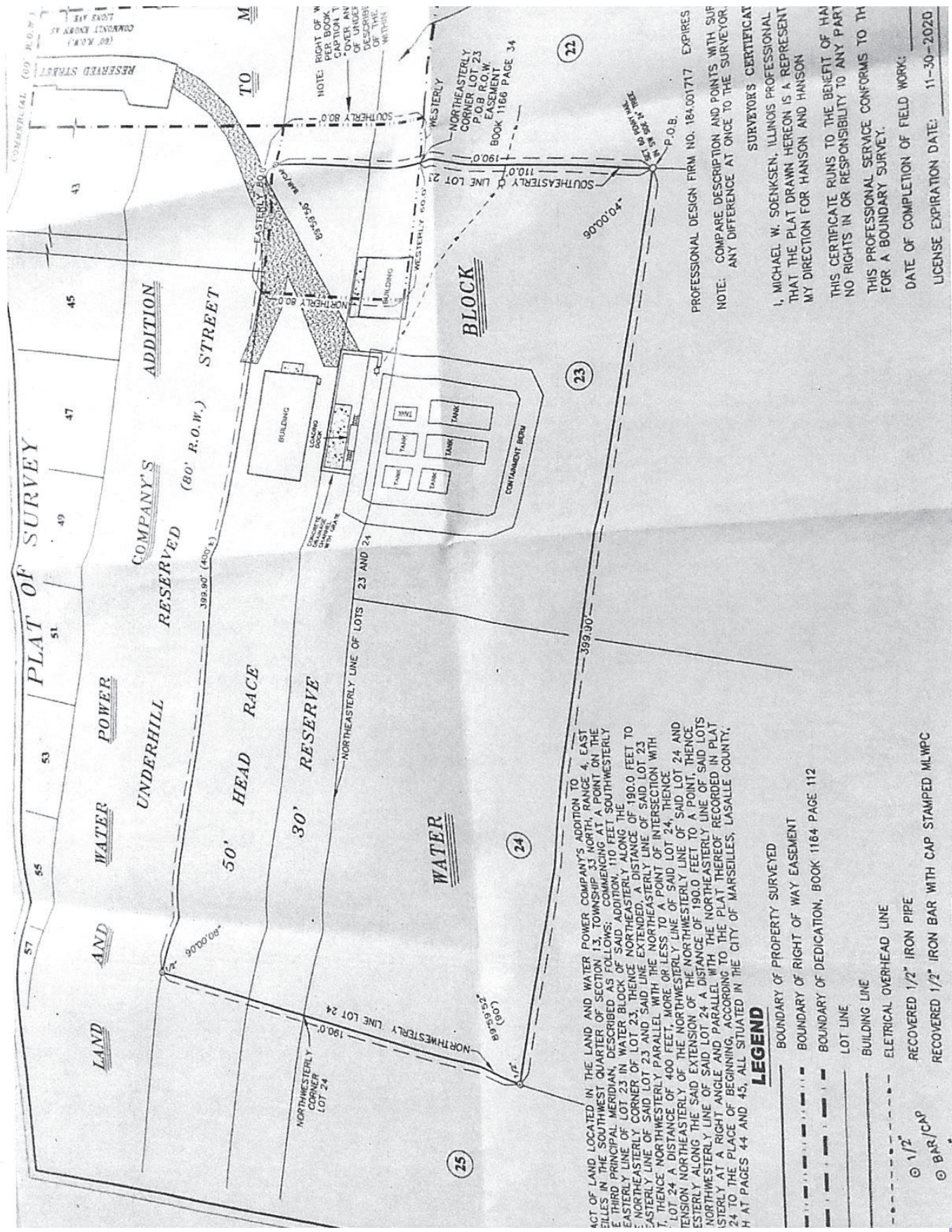
Marseilles, IL is strategically located for ultimate views of the bluffs surrounding this area. This site is approximately five miles to I-80 exit and 80 minutes southwest of Chicago. Marseilles is a rapidly growing community that has secured several grants for new developments and city improvements.



DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
Population	2,818	6,774	8,273
Households	1,097	2,643	3,223
Median Income	\$64,172	\$66,245	\$67,480

100 Lions Avenue

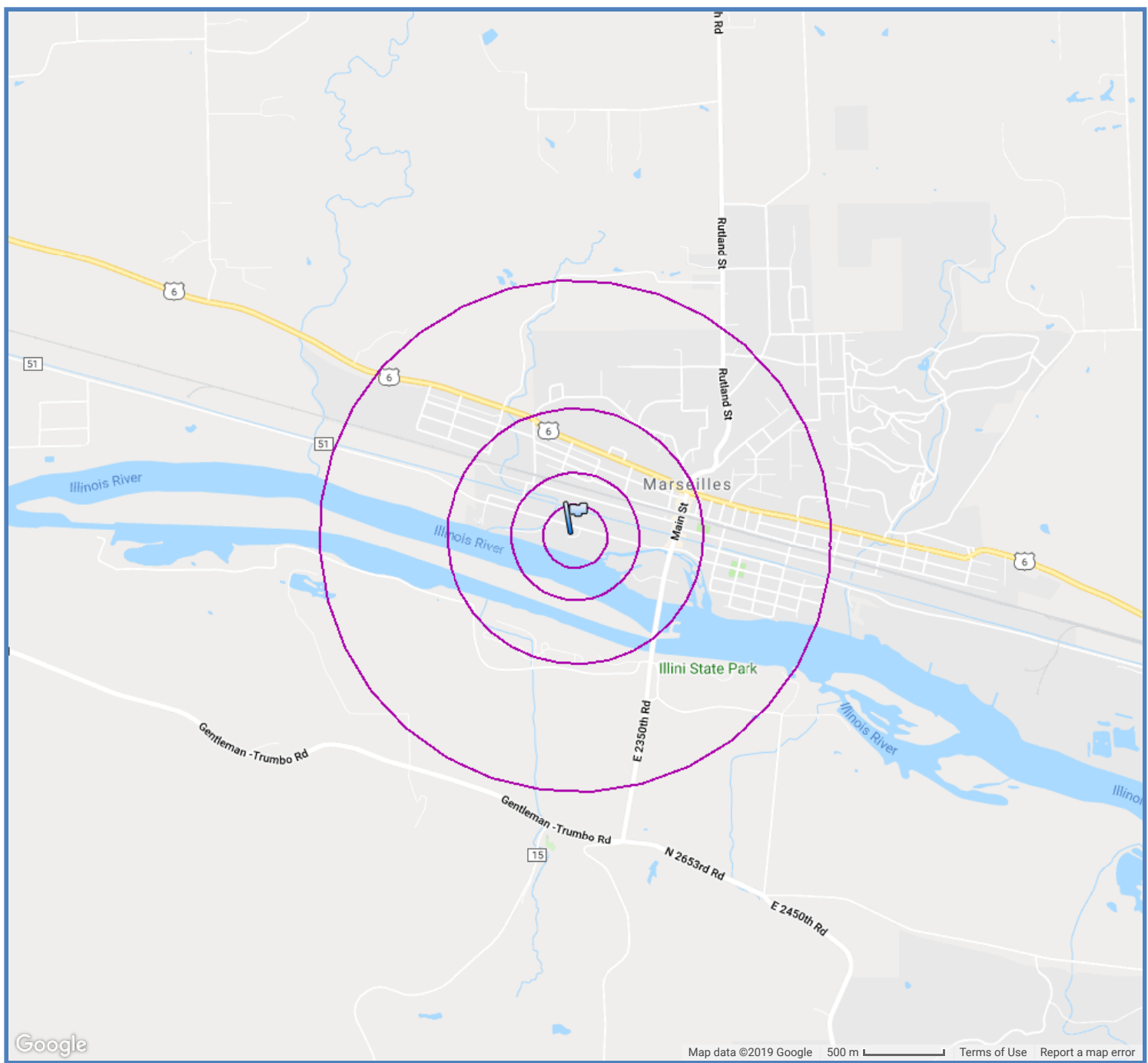
Prime Development Site in Marseilles, IL



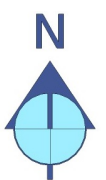
100 Lions Avenue

Prime Development Site in Marseilles, IL

Site Vicinity Map



  Subject Property



All information provided herein is from sources deemed reliable. No representation is made as to the accuracy thereof and it is submitted subject to errors, omissions, changes, prior sale or lease or withdrawal without notice. Projections, opinions, assumptions and estimates are presented as examples only and may not represent actual performance. Consult tax and legal advisors to perform your own investigation. No commission will be paid to a broker that is representing themselves, their company, another broker or representative of their company, or a member of the broker's family. An affidavit will be required to certify that the principal is not acting as a broker in any manner.

Sealed Bid Auction: Terms and Conditions

PROOF OF FUNDS REQUIRED TO BID

All bidders will be required to provide an initial earnest money deposit, either as a wire transfer or as a cashier's check payable to Millennium Properties R/E, Inc. in the amount of \$10,000.00 at the same time the bid is submitted. Only the funds of the successful high bidder for the property will be deposited at the conclusion of the auction; all other bidders will have their funds returned to them in a timely manner.

BUYER'S PREMIUM

The purchaser shall pay a premium based on a percentage of the high bid price indicated in the Agreement. The buyer's premium of ten percent (10.0%) shall be added to the final bid and inserted in the Agreement to determine the total purchase price.

AGENCY DISCLOSURE

Millennium Properties R/E, Inc. and all other licensees employed by or associated with the Broker, represent the Seller in the sale of these properties.

BID FORMAT

The sale of this property is a sealed bid. Bids must be received at the office of Millennium Properties R/E, Inc. by the bid deadline of November 14, 2022 at 12:00PM.

ATTORNEY REVIEW RECOMMENDED

Information contained in this brochure and all other auction-related material, such as the Bidder's Information Package, should be carefully reviewed by an attorney prior to the auction and is subject to and may be superseded by (a) the approved Real Estate Sale Contract, as well as by (b) announcements or emails made prior to the bid deadline.

OFFERING METHOD

Subject to Minimum Bid

The Property is being offered subject to a Minimum Bid. It shall become an Absolute Sale upon reaching or exceeding the Published Minimum Bid plus buyer's premium.

Reserve

There is no Hidden Reserve for this Auction.

EARNEST MONEY

All of the Earnest Money shall be applied to the Purchase Price at Closing.

CLOSING DATE

The sale of this property will close within 30 days of contract execution, at which time the purchaser will pay the balance of the purchase price.

TITLE INSURANCE

The purchaser shall receive standard owner's title insurance policy showing the title to be free from all encumbrances, except permitted exceptions specified in the Agreement. If you wish to have extended title coverage, you will need to pay any costs above and beyond the provided standard owner's title insurance policy.

INSPECTION OF THE PROPERTY

This property is being sold on an "AS-IS, WHERE-IS" basis. Your complete inspection of the property by your experts at the designated time prior to the auction is encouraged. Those inspecting the property assume all risks associated with any inspection.

BID DEADLINE

All bids must be received at the office of Millennium Properties R/E, Inc. by 12:00PM CT on November 14, 2022. Our offices are located at 225 W. Illinois Street, Suite 350, Chicago, IL 60654. We recommend mailing bids with a tracking number or delivery certification service.

REAL ESTATE TAXES

All real estate taxes due at the time of closing will be paid by the Purchaser. The Seller will not provide a proration credit for real estate taxes.

BROKER PARTICIPATION INVITED

A referral fee in the amount of one- and one-half percent (1.5%) of the high bid price will be paid by Seller to the real estate agent or broker acting as a "Buyer Broker", whose Client pays for and closes on a property. To qualify for the referral fee, the real estate agent or broker must: (a) be a licensed real estate agent or broker in the state in which the property is located who will abide by the National Association of Realtors® Code of Ethics; (b) register the Client by certified mail return receipt requested, on company stationery, which must be signed by both broker and Client and confirm the "buyer-broker" arrangement ("Registration"), with Millennium Properties R/E, Inc., 350 N LaSalle St, Suite 1000, Chicago, IL 60654. Attention: Auction Project Coordinator, at least

Sealed Bid Auction: Terms and Conditions

by both broker and Client and confirm the “buyer-broker” arrangement (“Registration”), with Millennium Properties R/E, Inc., 225 W. Illinois Street, Suite 350, Chicago, IL 60654. Attention: Auction Project Coordinator, at least 14 days before the date of the auction; (c) insure that the Registration is received before any inspection of the property by the Client; (d) sign in and attend a scheduled Open House with the Client; (e) attend the auction with the Client and bid with or for the Client; and (f) insure that the Buyer’s Premium is included in Real Estate Sale Contract signed by the Client. All Registrations accepted will be acknowledged by the Auctioneer. Each participating agent or broker must bring this acknowledged Registration to the auction for registration verification purposes. A complete file of the Registration on all Clients will be maintained. No Broker registration will be recognized on a Client who has previously contracted or been contacted by the Sellers, their representatives or Auctioneer. Referral fees will be paid upon closing by Sellers and receipt of all commissions by Auctioneer. Referral fees are based on the high bid amount. No referral fees will be paid by the seller, if the broker, the broker’s agents or a member of the broker’s immediate family is participating in the purchase of the property. An affidavit will be required certifying that the broker is not acting or participating in any way as a principal. No sub-agency shall be offered to any broker by Auctioneer. There can be NO EXCEPTIONS to this procedure and no oral Registrations will be accepted. If a referring broker has not met all of these requirements, no referral fee will be paid to the referring broker, even if the referring broker’s Client purchases the property.

DISCLAIMER

The information contained in this brochure is subject to inspection and verification by all parties relying on it. Sellers, their agents and Millennium Properties R/E, Inc. assume no liability for its inaccuracy, errors or omissions. ALL SQUARE FOOTAGE, DIMENSIONS AND TAXES IN THIS BROCHURE ARE APPROXIMATE. This offering may be withdrawn, modified or cancelled without any notice at any time and is subject to prior sale. This is not a solicitation to residents of any state where this offering is prohibited by law.

Address	Minimum Bid	Initial Earnest Money Deposit
100 Lions Avenue Marseilles, IL	\$90,000	\$10,000