

# PUBLIC AUCTION

## LASALLE COUNTY COMMERCIAL PROPERTY

3,840 sq ft Retail Building

130 Mill St., Utica, IL – Formerly Utica Grocery Store

The following described Real Estate will be offered by PUBLIC AUCTION on:

**SATURDAY, MAY 3, 2025 @ 11:00 A.M.**

VIEWING AVAILABLE BY APPOINTMENT or 1 HOUR PRIOR TO AUCTION

Absentee bidding available, call 815-699-7999

SALE DAY LOCATION: 130 MILL ST., UTICA, IL 61373

**Legal Description:** SUB W1/2 BLK 4 CLARKS ADD  
TO NORTH UTICA LOTS 5 & 6 BLK 4 SEC. 9-33-2,  
LASALLE COUNTY, IL

**Property Tax:** \$3218.00

**Property Class:** C 0060 Commercial

**Zoned:** Retail

**Parcel Number:** 19-09-312023

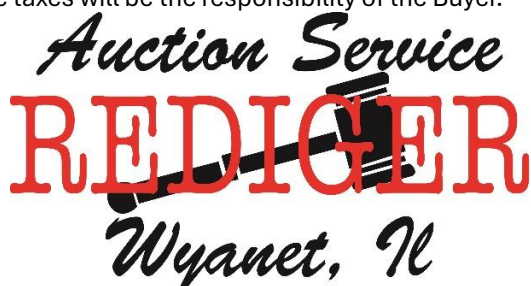
**Property:** Freestanding, 1 story, 3,840 sq ft, brick front, on full basement built in 1998. Lot size 0.14 acre. The building has city water and sewer, gas forced air heat and central air. 40' of road frontage on Mill St. 600 sq. ft. of merchandiser refrigeration consisting of 104 sq. ft. walk-in, reach-in freezer (5 doors), 436 sq. ft. walk-in, reach in merchandiser (19 doors), 60 sq. ft. walk-in meat cooler (1 door). Cooler compressors have been recently serviced.

**Improvements:** Wood laminate flooring, new water heater, HVAC serviced, painted interior, energy efficient bulbs, clean inspection and roof inspection.

**Summary:** Since the 1960's this has been the location of the Utica Grocery Store. Liquor license is available. It is in the main street business district surrounded by restaurants, a winery, coffee and ice cream shops. This is in a high traffic area on a direct route to the highly popular Starved Rock and Matthiessen State Parks which draws 3 million + visitors per year.

### Terms and Conditions:

1. The subject property is being sold by Parcel Number.
2. The successful bidder will be required to enter into a standard purchase agreement contract. 10% of the contract purchase price will be due immediately following the auction. The balance will be due and payable on or before June 25, 2025 at closing.
3. The Seller shall provide a title insurance policy in the amount of the purchase price of the subject property.
4. The 2024 real estate taxes due and payable in 2025 will be paid by the Seller. The 2025 real estate taxes due and payable in 2026 will be prorated to date of sale and credited, based on the most current evidence available, by the Seller to the Buyer at closing. All subsequent real estate taxes will be the responsibility of the Buyer.
5. The property is being sold in **"AS IS"** condition, with no implied warranties of any kind.
6. The information is believed to be accurate. However, we strongly urge all prospective buyers to thoroughly research all pertinent data and to draw their own conclusions.
7. All announcements made the day of the sale take precedence over any previously printed material.
8. **It is pertinent that all absentee bidders contact REDIGER AUCTION SERVICE, at least 3 business days prior to the Auction for qualified registration.**
9. Please direct any questions regarding the property or a private viewing to Jon at Rediger Auction 815-699-7999 or e-mail [jon.redigerauction@gmail.com](mailto:jon.redigerauction@gmail.com).
10. **Seller reserves the right to accept or reject any and all bids.**



**Seller:** Karen Starks

**Attorney:** John Duncan 815-223-0111

Number System will be Used - I.D. Required

Not Responsible for Accidents

**REDIGER AUCTION - 815-699-7999**

**[www.RedigerAuctionService.com](http://www.RedigerAuctionService.com)**