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- Excellent Commercial Location
- Many possible business uses
- 4 rooms set up for business use
- Men's & Women's Restrooms
- Entrance from 4th St or Jefferson St
- Apartment in back for rental income
- Apartment has been renovated
- Access to apartments from business



**DeSollar & Wessler Bros. Agency LLC**  
 Insurance & Real Estate  
 111 W Main Beardstown  
**323.2623**

Cervantes	4th & Jefferson St	Commercial	7	2	3	Beardstown	\$49,000
<b>Listing</b>	<b>Address</b>	<b>Type Property</b>	<b>Rooms</b>	<b>Bed</b>	<b>Bath</b>	<b>Location</b>	<b>Price</b>

Construction	Brick	X	Refrigerator	Approx Sq ft.	3,050
Condition	Good		Dishwasher	Hall	
Fuel Bill			Disposal	Front Comm Room	34 X 24
Possession	Immediate	X	Stove	Back Comm Room	20 X 24
Zoning	Commercial	C	Air Conditioner	Kitchen	In Apartment
Electrical			Attic Fan	Family room	In Apartment
Lot Size			Fireplace	Bath	Men's & Women's
Tax	\$2,100		Insulation	Bath2	In Apartment
High School	BHS		School bus	Bedroom	Downstairs in Apt
Grade School	Beardstown	X	City Water	Bedroom	Upstairs in Apt
Type Heat	GFA	X	Gas	Bedroom	
Type Windows	Double Hung	X	Storm Sewer	Bedroom	
Type Roofing	Flat	X	Sanitary Sewer	Utility room	
Water Heater	Gas		Septic Tank	Garage	
			Carport	Basement	None
			Paved Drive	Fenced Yard	

*The listing broker does not guarantee the information describing this property. Interested parties are advised to independently verify this information through personal inspection or with appropriate professionals.*