

RETAIL

FOR SALE

\$250,000 / \$300,000 (See Below)



**COLDWELL
BANKER
COMMERCIAL**
DEVONSHIRE REALTY



10775 Buckhart Rd., Rochester, IL, 62563

Property Information

AVAILABLESF

7,500 SF

LOT ACRES

1.76 AC

TAXES

\$1,761

ZONING

AG

SALE PRICE

\$250,000

\$300,000 (package including house)

AREA DESCRIPTION

Traveling from Springfield, IL on Rt 29 to SE edge of Rochester, at library, turn left/N on to Cardinal Hill Rd for 400 ft – turn right/E on to Buck-hart Rd – approximately 4 miles on left/N.

PROPERTY DESCRIPTION

STATE OF THE ART INDOOR RANGE for firearms and archery. Highly reputable Siddens Indoor Shooting Range & Gun Sales. Reinforced concrete structure, Springfield Armory backstop, premium air ventilation system, bank style vault. Bullet proof glass and reinforced concrete separate 6-lane gun range from retail, classroom and archery rooms. Room for 6 additional shooting lanes. This is a rare turn-key opportunity. Range property is 1.67 acres with a driveway easement recorded for the adjacent property. The adjacent home/property may be added to the sale. The zoning has a use variance with conditional permit granted by Sangamon County.



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RETAIL

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