



Commercial Property in Shipman! Currently Boat and RV Repair Shop

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[https://il-macoupon.countybuyselltrade.com/real-estate/commercial-properties-for-sale/commercial-property-in-shipman-currently-boat-and-rv-repa](https://il-macoupon.countybuyselltrade.com/real-estate/commercial-properties-for-sale/commercial-property-in-shipman-currently-boat-and-rv-repair-shop)

Address:

646 West Railroad, Shipman, IL, Shipman

Price:

129000.00 \$

MOTIVATED SELLER!!!! Just over half acre of ground currently being used as an auto repair and RV/car/other vehicle sales facility. Next to the Carlinville blacktop and right on highway 16 in town, this is a high traffic area for recreational vehicles and perfectly suited for a business selling RV's or boats as it's right on the main road to Pere Marquette state park and just around the corner from the Carlinville black top leading to Beaver Dam state park. That leads to lots of walk in traffic and sales of RV's. 2017 was most profitable year in a long time. Main office area large enough to accommodate most any office needs. Large 2 bay garage with extra tall doors to accommodate campers or motor homes. One bay has hydraulic lift. 1500 square foot pole barn perfect for storage if you wanted a place to store cars and use the garage place to build hot rods. All tools and fixtures stay, inventory negotiable. Seller VERY willing to negotiate terms for owner financing.



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