

SPECIAL USE PROPERTY

6417 SMITH RD - EDWARDS



FOR SALE:

5 BUILDINGS ON 13.18 ACRES

\$999,000

PROPERTY FEATURES

- Long-standing Peoria area staple for sale.
- Property is a former winery and event center located in Edwards, IL.
- Total of 13.18 acres which consists of a 21,700 SF Winery/event center, a 3,000 SF additional dome/pavilion event space, a 5,000 SF Machine Shed, a 3,000 SF Barn, two partially covered lean-to style outbuildings, a gazebo and a single family residence.
- Located on a well and septic.
- Zoned A2 - Agricultural.
- Full breakdown of the property and individual buildings on the following pages.
- Sale includes real estate only.



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BUILDING FEATURES

- Building #1 is 21,700 SF with an estimated 12,400 SF retail space and 9,300 SF of warehouse space.
- Retail area offers a tasting room, an event center and a full commercial kitchen.
- Tasting room is approximately 3,000 SF and includes a bar with seating, large dining area and a mens and womens restroom.
- The event center is attached to the tasting room and offers mostly open space for up to 300 guests, a large wooden bar and another pair of commercial restrooms.
- Constructed in phases in 2001-2005.
- Warehouse area/Winery offers 16 FT ceilings, two overhead drive-in doors, one dock door and floor drains.



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BUILDING FEATURES

- **Building #2** is a 3,000 SF freestanding fabric covered metal dome/pavilion style event space adjacent to the tasting room.



- **Building #3** is located on the Western portion of the property and is an older unheated 5,000 SF horse barn.



- **Building #4** is a 3,000 SF non-insulated, non-heated warehouse/machine shed used primarily for storage. Located directly South of the winery.



- **Building #5** is a 1 1/2 Story original farmhouse located at the entry to the property.
- Total of 1,341 SF including a finished upper level.



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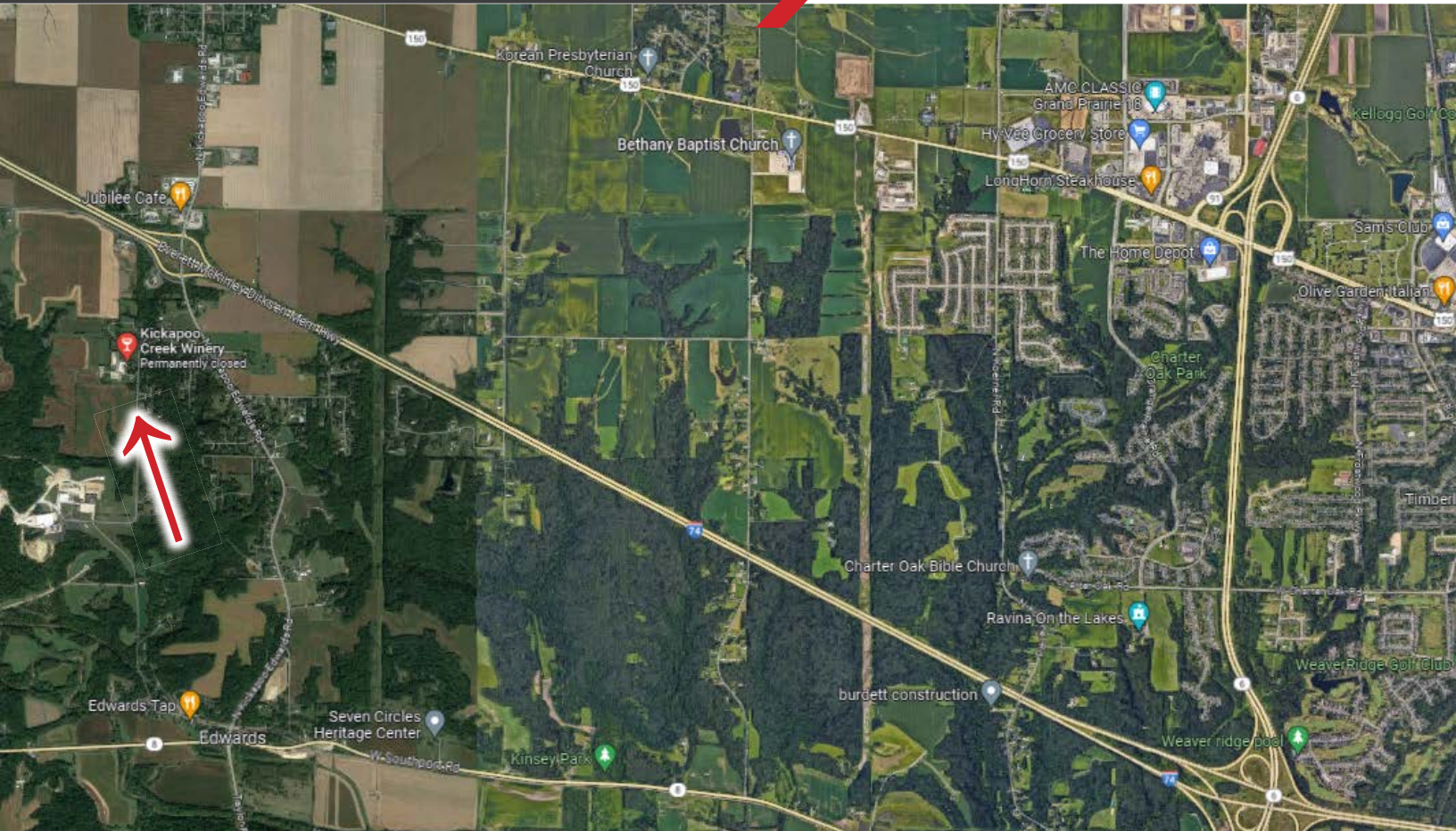
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BUILDING FEATURES



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PROPERTY DETAILS

PROPERTY TYPE	COMMERCIAL/SPECIAL USE	
BUILDING SIZES	TOTAL: 34,041 SF	
	B1: 21,700 SF	B2: 3,000 SF
	B3: 5,000 SF	B4: 3,000 SF
	B5: 1,341 SF	
LAND SIZE	13.18 ACRES	
ZONING	A2	
YEAR BUILT	B1: 2001-2005	B2: 2005
	B3: 1965	B4: EST.1940
	B5(HOUSE): 1920	
REAL ESTATE TAXES (2022)	TBD - CURRENTLY BEING REASSESSED	
SALE PRICE	\$999,000	



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