

# NEWLY REMODELED BUSINESS OPPORTUNITY BLANK CANVAS—READY TO MAKE IT YOUR OWN

Bidding Now Through Wednesday, July 23, 2025 • 6 PM (CST)  
Bid Now at [www.langhamauctioneers.com](http://www.langhamauctioneers.com) • Selling Regardless of Price



## Open House Location/Dates

1011 N. 8th Street, Vandalia, IL 62471  
Sunday, June 22, 2025 • 2-4 PM (CST)  
Saturday, July 12, 2025 • 10 AM-NOON (CST)  
Sunday, July 20, 2025 • 2-4 PM (CST)  
Or by Appointment Call Hal (618) 410-6286



Hal, Ty & Nate Langham - Auctioneers  
Greenville, Illinois • Call Hal: 618-410-6286  
[www.langhamauctioneers.com](http://www.langhamauctioneers.com)

# Lot 1: Commercial Building - 1011 N. 8th Street, Vandalia, IL 62471

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- Commercial 90' X 130' Lot (.26 Acre)
- Commercial Office Built in 1970
- 1620 sf
- Half Bath
- Private Office
- New Tinted Front Window
- New Roof and New Soffit
- New Luxury Vinyl Plank Flooring Throughout

- Freshly Painted
- Renovated Half Bath
- Handicap Accessible Rear Ramp
- New Concrete Parking Lot
- Utility Providers: Water-City of Vandalia; Power-Ameren and • Natural Gas-Liberty
- Legal Description: 18-14-09-352-011
- City of Vandalia, LOT 3 BLK 1 90x130, Meyer's 2nd Addn. in Section 9 T6N R1E in Fayette County, Illinois.
- Taxes: \$3,903.20
- **4% Buyers Premium**

THIS IS AN INTERNET ONLY AUCTION, there will be no live/in-person bidding. If you prefer to turn in an absentee bid in person, please call Hal at 618-410-6286 to make arrangements. Bidder registration is required. Everything sold AS-IS, Where-Is, with no warranty or guarantee expressed or implied. The date of the online only/no reserve auction is scheduled to conclude: **Wednesday, July 23, 2025 at 6 PM (CST)**. Following the completion of the auction (Thursday, July 24, 2025) Buyer will enter into a real estate contract with a non-refundable down payment deposit of \$5000 plus payment to Langham Auctioneers for the 4% Buyers Premium. Closing will be conducted by Certified Title Company, LLC • (618) 664-4100 • 122 S. Second Street, Greenville, IL 62246.

Closing: On or before Thursday, August 22, 2025. Possession at closing.

- This property is selling without reserve to the highest bidder.
- Each potential bidder is responsible for conducting his or her own independent inspections, inquiries and due diligence concerning the property.
- This property sells without contingencies.
- This sale is not contingent on the buyer's ability to obtain financing.
- Any inspections needed by the buyer must be made before the auction at the buyer's expense.
- Sale of the property is subject to any and all easements of record.

**Seller: RM Johnson Enterprises, LLC**



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