



**300
JACKSON
STREET**

CERRO GORDO, IL

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About This Property



1 Beds



2 Baths



2,397 Sqft



2.17 Acres



10 Car Garage

THE PROPERTY DETAILS

Incredible Live/Work Investment Opportunity in Cerro Gordo! Located on high-visibility Highway 105 directly across from Cerro Gordo High School and next to Casey's, this one-of-a-kind property offers the perfect blend of residential comfort and commercial potential. Whether you're an entrepreneur, investor, or someone looking to combine home and business in one location—this property delivers. The centerpiece is a 50' x 80' Graeber-built machine shed (2010) designed with quality and functionality in mind. Features include heated floors, 400 amp electrical service, hot and cold water spigots at every corner (inside and out), owned water softener with whole-house filtration, and three oversized overhead doors (two 14' and one 10'). A 2-post vehicle lift is included, along with a 3-tier oil/water separator system for floor drains. Additional highlights include a whole house fan (new motor), wraparound covered porch, and attached shed with rear overhead access. Inside, the main level offers a kitchenette, office space, and full bathroom, while the upper level showcases a rus-

tic cabin-style living area with a deck and patio overlooking miles of unobstructed farmland—an incredibly peaceful setting with no neighboring homes in sight. The layout provides flexibility for a main-floor apartment and potential to expand into a 2-bedroom upper-level residence, while maintaining shop space for a business or income-producing storage. Additional parcels enhance the opportunity even further. One includes a 24' x 30' garage and a 23' x 21' outbuilding with potential for an efficiency apartment. Another features a nearly 4,000 sq ft all-brick former medical clinic ready for redevelopment. With some renovation (including a new roof), this space could be transformed into a daycare, restaurant, or other commercial venture. Located within the community's TIF District, buyers may have access to potential funding assistance for redevelopment. Ample parking throughout and unmatched versatility make this a rare opportunity to own a multi-use property in a prime location. Seller prefers to sell as a package but may consider separating the clinic parcel. Live here.

THE PROPERTY FLOOR PLAN

