

FOR SALE

1460 SE River Road, Montgomery, Illinois 60538

Fox Valley
Park District
Where fun begins 



Property Address:

1460 SE River Road, Montgomery, Illinois 60538

Property Identification Number (PIN): 15-32-478-001

Land Area: 1.143 acres

Building Description:

- The subject property is improved with a one-story masonry building with a full finished lower level that was previously used as a police station, but is now vacant. The building was constructed in 1959.
- The building measures 5,692 square feet (not including the garage area) according to the Aurora Township Assessor's Office.
- The first floor consists of a waiting room, front desk, several private offices, an interview room, kitchen and storage areas.
- The bi-level garage includes space for six vehicles (three on each level). The total building area including the garage is 7,204 square feet.
- The asphalt paved parking lot provides for 19 parking spaces.
- Property overlooks bike trail and Fox River

Utilities: All utilities are available.

For more information, contact:

Jeff Palmquist, Senior Director of Planning, Research and Grants
630-897-0516 • foxvalleyparkdistrict.org

REQUEST FOR BIDS FOR THE SALE OF REAL ESTATE**LEGAL NOTICE**

Sealed bids for the purchase of Fox Valley Park District owned property at 1460 S.E. River Road, Montgomery, Illinois, shall be received at the Cole Center - Oak Room, 101 West Illinois Avenue., Aurora, IL 60506 until 4:00 pm (local time) on October 5 when all bids will be publicly opened and read aloud. Bids must be received in a sealed envelope addressed with the name of the Bidder, and date and time of the Bid, and should be marked as "1460 S.E. River Road, Montgomery Property Bid".

The 1.14 acre property includes one existing structure, built in 1959, with a gross building area of 5,692 square feet. The building formerly housed the Village of Montgomery Police Department and then subsequently the District's Police Department and operations, which have been relocated. The property will be open for inspection by prospective bidders on September 20, from 10:00 to 12:00 noon. Arrangements for additional opportunities to visit the property may be requested, subject to District staff approval.

The bid award is subject to a minimum \$150,000 reservation for Board of Commissioner approval and is further subject to approval of such sale by the court pursuant to 70 ILCS 1235/1. The property is being sold "AS IS" with no representations or warranties of any kind, expressly excluding any representation or warranty of fitness for a particular purpose or compliance with any building requirements. The sale shall be made by delivery of a quit claim deed by the District to the successful bidder, if any. A ten percent (10%) earnest money deposit and contract execution on a form provided by the District will be required to be signed and submitted by the highest bidder within ten (10) days following the opening of the bids.

To upload the bid form and further information see <https://www.foxvalleyparkdistrict.org/wp-content/uploads/2017/09/Police-Station-Sale-Binder.pdf>

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The Fox Valley Park District

FOX VALLEY PARK DISTRICT

BID FORM

FOR THE SALE OF REAL ESTATE-
1460 S.E. RIVER ROAD, MONTGOMERY, ILLINOIS 60538

(Name of Bidder)

In submitting this bid, I agree:

1. The bid award is subject to a minimum \$150,000 reservation for Board of Commissioner approval or rejection at its sole discretion;
2. The bid award is further subject to approval of such sale by the court pursuant to 70 ILCS 1235/1;
3. The property is being sold "AS IS" with no representations or warranties of any kind, expressly excluding any representation or warranty of fitness for a particular purpose or compliance with any building requirements;
4. The sale shall be made by delivery of a quit claim deed by the District to the successful bidder, if any;
5. A ten percent (10%) earnest money deposit and contract execution on a form provided by the District will be required to be signed and submitted by the highest bidder within ten (10) days following the opening of the bids. Such contract will be in a form and substance provided by the District and expressly remaining subject to the foregoing conditions numbered 1 through 4 above.

BID:

I agree to purchase the property at 1460 S.E. River Road, Montgomery, Illinois 60538 for a price of:

_____ Dollars,

(\$ _____).

(Amount shall be shown in both words and figures. In case of discrepancy, the amount shown in words will govern).