



# Irving Building Ready for Its Next Business Venture on Route 16

by Sydney Sinks, News Reporter  
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IRVING - Tosetti & Associates Auctioneering Services has begun the sealed bid auction process for a metal Morton Building located at 101 West State Street in Irving, IL.

The building was the previous site of the Irving Creamery Café and Ice Cream Parlor. The owners have decided to retire and move out of the state, and the 2,700-square-foot building is now waiting for new ownership to transform it.

“This is a beautiful building,” said Jack Tosetti. “It’s right on Route 16. Great location. Got good parking, got a window in the front and a window on the side. It’s got a dining area. It’s got a little banquet area. This is a terrific building.”

Tosetti noted that the building is a “good opportunity” for entrepreneurs who want to take their business to the next level. They are selling the land with the building and fixtures, and the restaurant equipment is optional.

The property itself has city water, gas and sewer lines. The building is “well-maintained,” Tosetti explained, and ready for its next venture.

“It’s a good location because it’s right on Route 16, which is the main road through Central Illinois, so there’s a lot of traffic that goes by this place,” Tosetti added. “It’s that nice, believe me.”

Bids will be accepted until 12 p.m. on July 1, 2024. For more information about the property, you can contact Tosetti & Associates at 217-563-8641 or [tosettijn@gmail.com](mailto:tosettijn@gmail.com).

## **SEALED BID AUCTION**

**101 West State Street., Irving, IL 62051**



**ATTRACTIVE METAL MORTON BUILDING (approx. 2,700 sq. ft)  
WITH A 100' x 150' LOT/CORNER LOCATION WITH GREAT PARKING AREA.**

**• City water, gas and sewer • Gas forced heat and CA •**

**This property was previously known as the Irving Creamery (Cafe'/Ice Cream Parlor).**

**Selling the land with the building and fixtures. Restaurant equipment is optional.**

**This property has multiple uses, it just may be the opportunity you have been looking for!**

**Bids will be accepted: Beginning, April 15, 2024**

**Bids are Due by July 1, 2024 at 12 pm**

**The property will be sold AS IS. Interested parties to do their own due diligence. Seller has the right to accept or reject any and all bids. Tosetti & Associates Auctioneering Services has been commissioned to offer the Property described above at a Sealed Bid Auction.**

**Mail Bid to Drop off Location:**

**18358 N. 20th Ave.**

**Nokomis, IL 62075**

**OR**

**Email to: [tosettijn@gmail.com](mailto:tosettijn@gmail.com)**

For inspection of the property, contact Tosetti & Associates at

18358 N. 20th Ave., Nokomis, IL 62075.

Jack E. Tosetti, Auctioneer #440.000240

Phone: 217-563-8641 Fax: 217-563-2117