

# 120 W Cumberland St Greenup, IL 62428

Commercial  
6258442

Active  
DOM: 19

Delayed Marketing Y/N:

LP: \$215,000  
OP: \$215,000



**Year Built:** 2024  
**Bus Name:** The Greenup Mill  
**PropSubType:** Business Opp  
**Bus Only:**  
**Apx Acres:** 0.05  
**Lot SqFt:** 2,178  
**Apx Lot Dim:**  
**Gross Inc:**  
**Net Inc:**  
**Total Exp:**  
**Lake/Name:** No

**Leased:** No  
**Avail for Lse:** No  
**SF Bldg:**  
**SF Office:** 0  
**SF Manuf:**  
**SF Whse:**  
**SF Other:** 2,034  
**Tot SF:** 0  
**SF Source:** Public Records  
**Protect Pd:**

## Tax Information & Legal

**County:** Cumberland  
**Taxes/Yr:** \$93/2024  
**Legal:** ORIG TOWN W 18'6.5" EW LOT 46 18.54'X125' 0.053A

**Tax ID:** [13-02-333-006](#)  
**Tax Exmptn:** None

## Property Information and Features

<b>Zoning:</b> COM	<b>Water:</b> Public	<b>Sewer:</b> City Sewer	<b>CFD Avail:</b> No
<b>Utility Comp:</b>		<b>Covenants:</b> No	
<b>Rd Front:</b> 144	<b>Loading Dock:</b>	<b>Park Sp:</b> 0	<b>Ceiling Ht:</b>
<b>Levels #:</b> 1.0	<b>Drive-in Dr:</b> 0	<b>OH Doors:</b> 0	<b>OH Door Ht:</b>
<b>Roof:</b> Metal	<b>Gas Avail:</b>	<b>Gas Av/Mo:</b>	
<b>Landlord Pays:</b> No Utilities		<b>Roof:</b> Metal	
<b>Electric:</b> 200 Amps	<b>Water:</b> Public	<b>Sewer:</b> City Sewer	
<b>Bsmnt/Found:</b> /Slab		<b>Exterior:</b> Steel	
<b>Bus Type:</b> Restaurant		<b>Drve Cnst:</b> City Road	
<b>Amenities:</b> Air Cond, Alarm System, Handicap Access, Parking-Street			
<b>Heat/Cool/WH:</b> Forced Air, Gas/Central/Gas			
<b>Exterior Feat:</b> Business District, Security System, Sidewalks, Street Lights			

## Remarks

**Public:** Discover a premier turnkey opportunity in the heart of downtown Greenup! Completely reconstructed in 2024, this stunning commercial building offers a high-end aesthetic that stands out in the village's charming landscape. The property is being sold with over \$125,000 in premium contents and professional-grade restaurant equipment, providing an immediate equity boost for the savvy investor-reclaim your investment by selling unused assets or launch your dream business on day one. The sophisticated interior features a chic open-concept dining area with a cozy fireplace, two dedicated restrooms, and a fully equipped kitchen with dual refrigeration and a high-capacity ventilation system. Exterior highlights include a concrete patio, a convenient drive-up window, on a high-visibility corner lot with ample street parking and full handicap accessibility. Whether relaunching a culinary concept or pivoting to something else, this modern black-and-wood masterpiece is ready for its next chapter.

**Directions:** Located on Northside corner of E Cumberland Street and N Mill Street

Information herein deemed reliable but not guaranteed; buyer should verify school districts and all information. [Matrix.CIBRMLS.com](https://www.matrix.cibrmlls.com)  
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