



BRYANT
COMMERCIAL GROUP

901 S 7th St. Rochelle, IL 61068

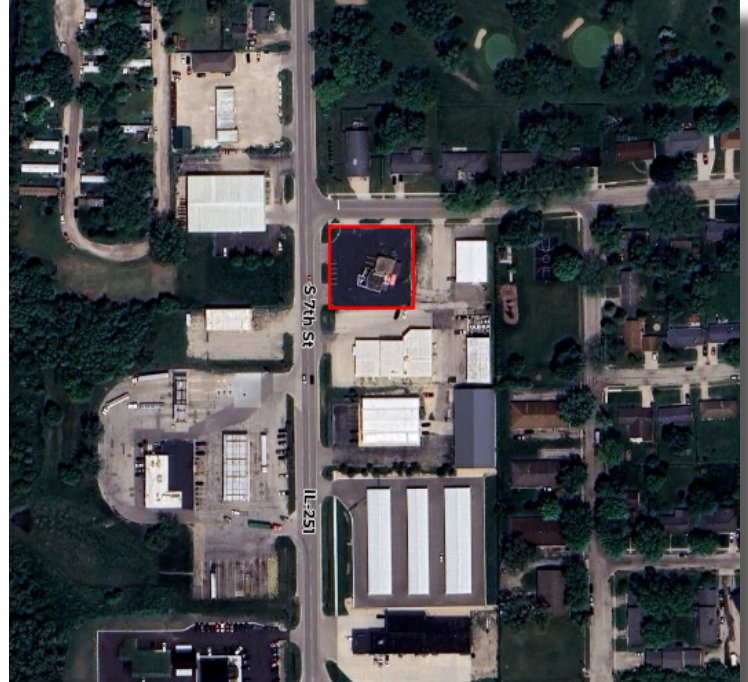
FOR SALE

PRICE REDUCED - FREESTANDING RETAIL



Strategically located in Rochelle's active commercial corridor, this 1,682 sf commercial building offers exceptional visibility, access, and versatility. The property is ideally suited for a broad range of retail, office, or service uses.

Situated on a well-trafficked route just south of the downtown core, the site benefits from strong local and regional traffic counts, proximity to established retailers, and convenient access to IL-251 and I-39.



NATHAN BRYANT, CCIM

Licensed Real Estate Broker & CEO

Mobile: (815)-218-1371 • Office: (815)-200-6004

Email: nathan@bryantcg.com

KELLER WILLIAMS REALTY SIGNATURE

4201 Galleria Dr. Loves Park, IL 61111



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Each Office is Individually Owned & Operated

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PROPERTY HIGHLIGHTS

Reduced Asking Price: \$199,999

Building Size: +/-1,682SF

Land Size: 0.67 AC

Year Built: 1976

Zoning: B2

County: OGLE

Real Estate Taxes: \$3,440.26

Parcel ID: 24-25-325-001



- + New LED lighting
- + Shop HVAC is 1 year old
- + Office HVAC is 7 years old
- + 2 - 10x11 Drive-in Doors



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