

COMMERCIAL BUILDING

920 GLEN AVE - PEORIA HEIGHTS

Joseph & Camper
COMMERCIAL



**PRICE REDUCED AND
VILLAGE INCENTIVES AVAILABLE!**

FOR SALE:

30,376 SF RETAIL/OFFICE/WAREHOUSE
~~\$925,000~~ NOW \$899,000

PROPERTY FEATURES

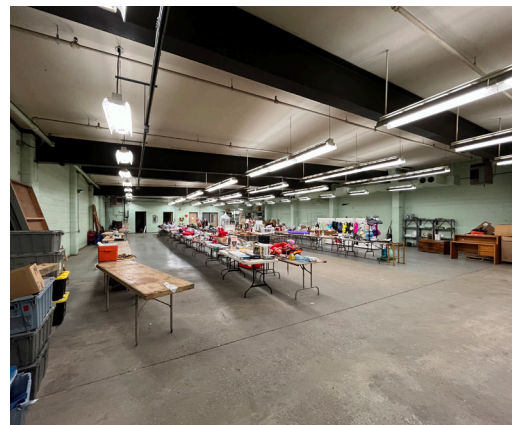
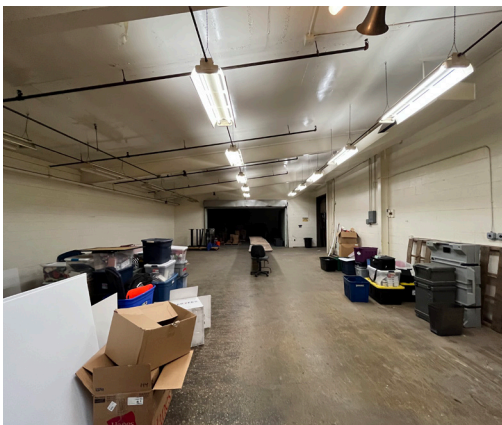
- Multi use commercial property for sale in Peoria Heights.
- Property consists of three buildings on a total of 1.8 acres.
- Building "A" is a mix of retail, office and warehouse space. There is approximately 3,600 SF of retail space up front, 1,770 SF of office space on the east side of the building and 16,950 SF of warehouse space in the middle/rear.
- Warehouse is currently setup with three separate areas and offers four loading docks and one 12 x 12 overhead door.
- 3 phase 440v electrical, all new LED lighting throughout and equipped with a sprinkler system.
- Building "B" is a 5,510 SF warehouse located on the West Side of the property. Tall ceilings, two dock doors and one 12 x 12 overhead door.
- Building "C" is a 2,016 SF 28 x 72 SF wide open warehouse with a 12 x 12 overhead door.
- Property is located approximately two blocks off Prospect Ave with direct access to the Rock Island Trail.



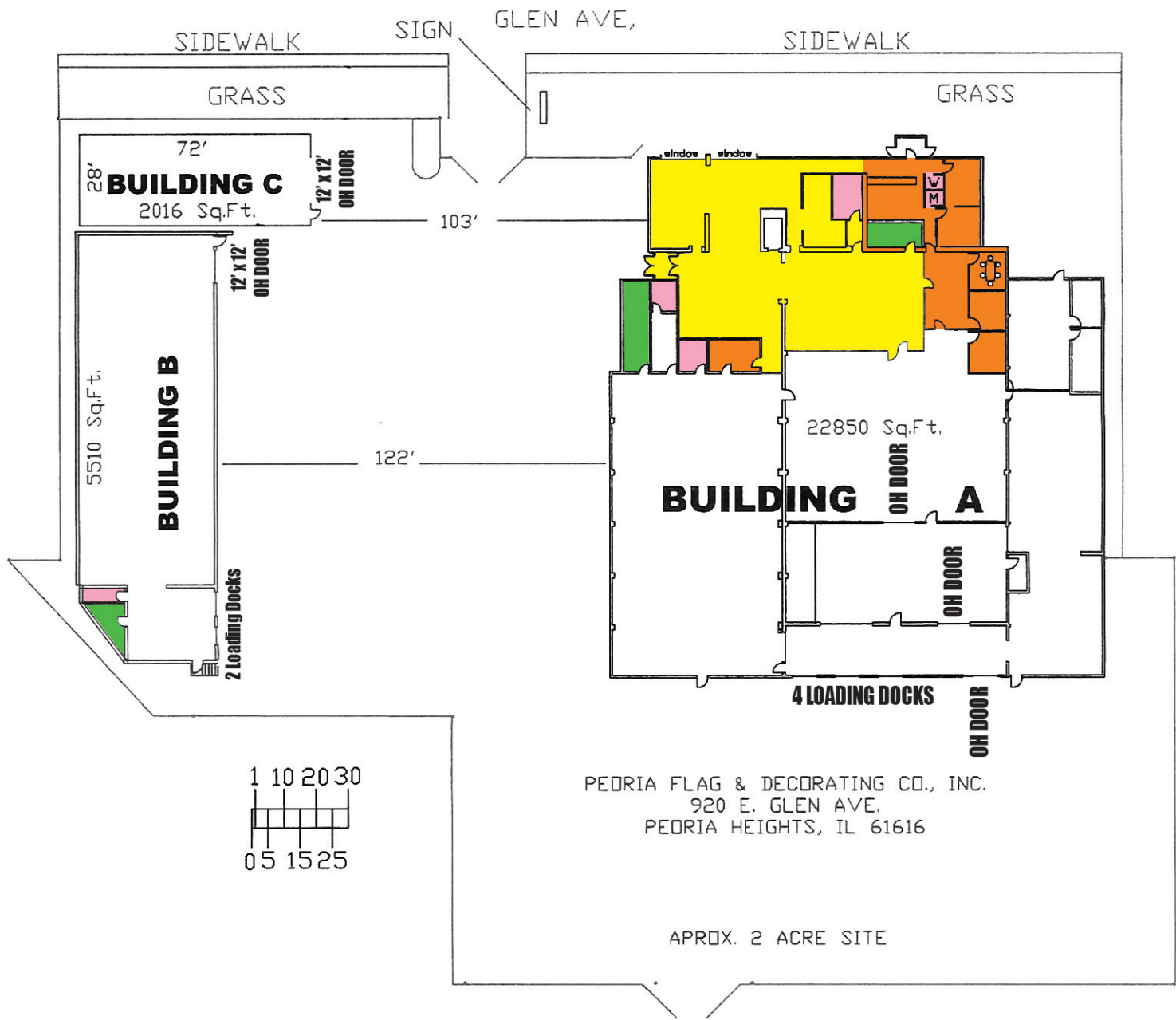
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|---|-------------------|--|---------------------------------------|
|  | RESTROOMS |  | UTILITY |
|  | RETAIL (3,600 SF) |  | WAREHOUSE/STORAGE (APPROX. 16,950 SF) |
|  | OFFICE (1,770 SF) | | |

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PROPERTY DETAILS

PROPERTY TYPE	RETAIL/OFFICE/ WAREHOUSE
SPACE AVAILABLE	Bldg A: 22,850 SF Bldg B: 5,510 SF Bldg C: 2,016 SF TOTAL: 30,376 SF
LAND SIZE	1.85 ACRES
PARKING	APPROX. 32 CAR SPACES
ZONING	I-1
REAL ESTATE TAXES (2024)	\$23,329.32
SALE PRICE	\$899,000
INCENTIVES	TIF DISTRICT, BD DISTRICT, ENTERPRISE ZONE & OTHERS (ASK BROKER FOR MORE DETAILS)



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