

INVESTMENT PROPERTY

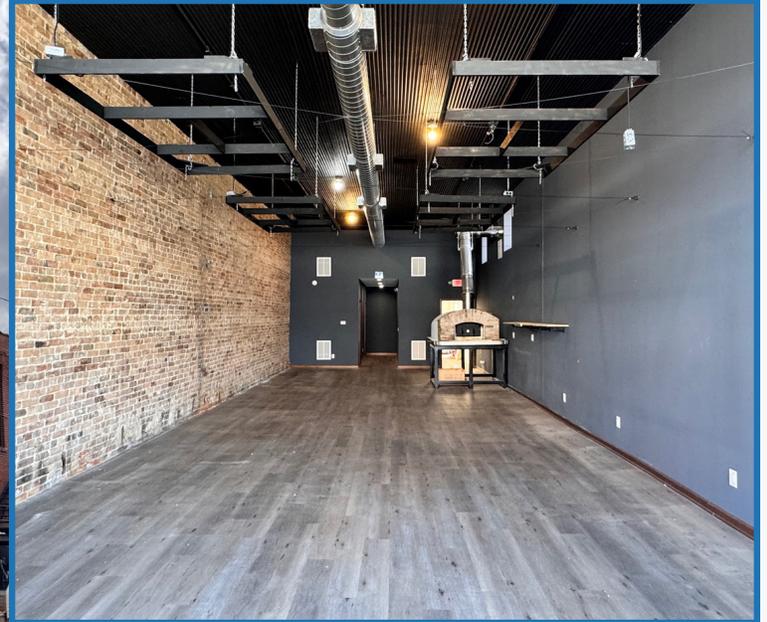
1 RETAIL / F&B 2 APARTMENTS

1830 4TH STREET PERU, IL

FOR SALE

Jon Chamlin
 (312) 446-6455
 jchamlin@cawleycre.com

Call for Details



Apartment 1 (Leased)

Area	2,200 SF
Rate:	\$1,400 per Month
2 Bedrooms, 2 Full Bathrooms & Laundry	

Apartment 2 (Leased)

Area:	1,400 SF
Rate:	\$1,000 per Month
2 Bedrooms, 1.5 Bathrooms & Laundry	

Retail / Restaurant Specifications

Area:	2,200 SF
Sale Price:	\$469,000
In-Place Income:	\$2,400

Retail / Restaurant Highlights

- ✔ Prime Location
- ✔ Complete Remodel in 2024
- ✔ Separated Meters All Utilities
- ✔ New Roof
- ✔ New Windows
- ✔ Tenants in 2 of 3 Units
- ✔ Turnkey Restaurant Buildout
- ✔ Wood Fired Pizza Oven
- ✔ New HVAC and Water Heaters
- ✔ New Electrical Panels
- ✔ Dry Clean Basement
- ✔ Attic Stock from Renovation
- ✔ City of Peru Support for Parking and Licensing

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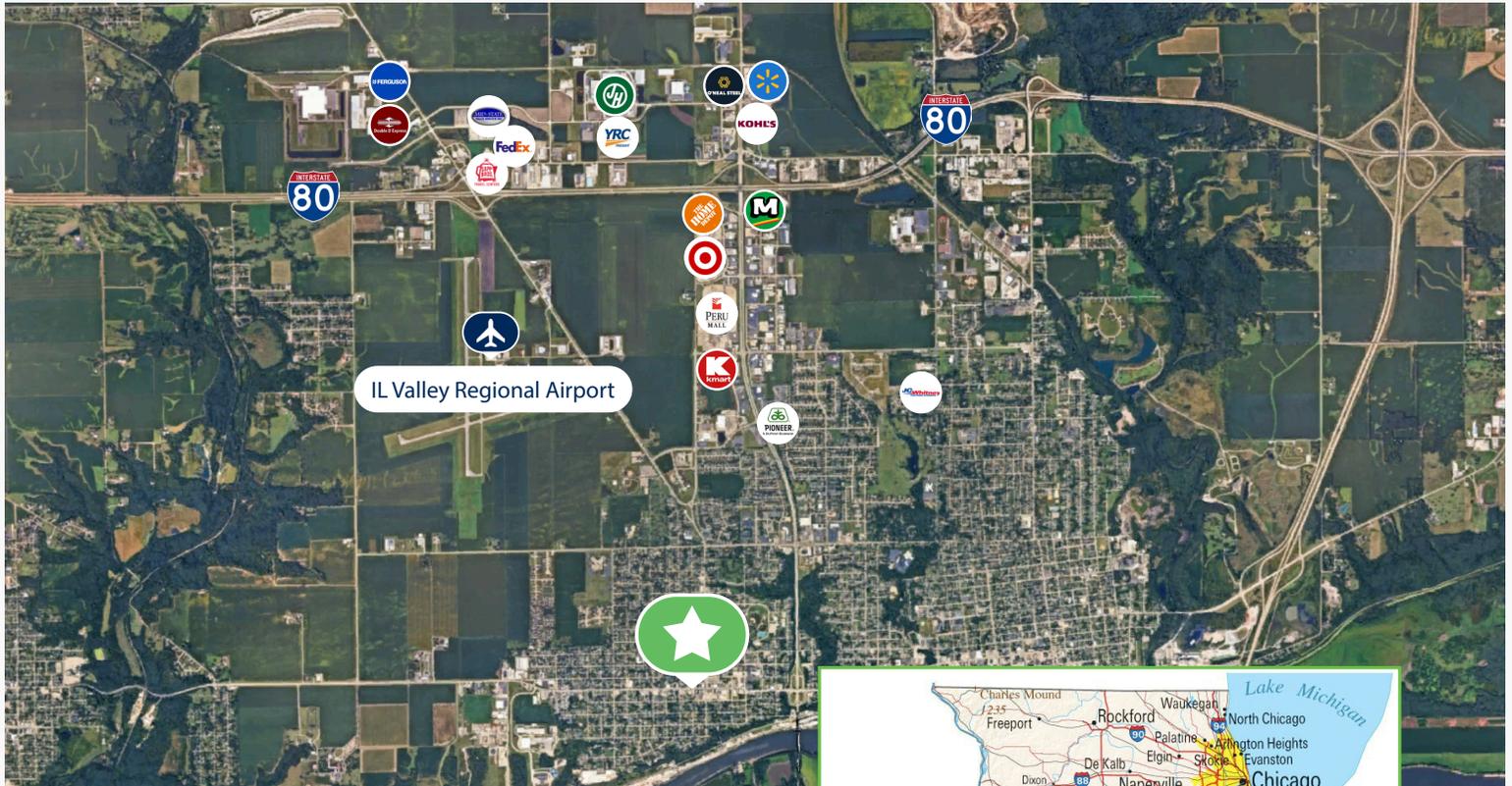
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Retail / Restaurant (Available)

- » Area: 2,200 SF
- » Rate: \$1,500
- » ADA Compliant
- » Never Before Operated
- » New Wood Fired Pizza Oven (\$24,000)
- » (2) Fresh ADA Restrooms (Subway Tile)
- » Dining Room 18'4" x 53' (970 SF)
- » Kitchen & Restrooms 18'4" x 24' (440 SF)
- » 3 Compartment, Handwash, Deep Wash & Janitors Sink
- » 36" Six Burner Vulcan Range
- » 200 Amp Dedicated Service



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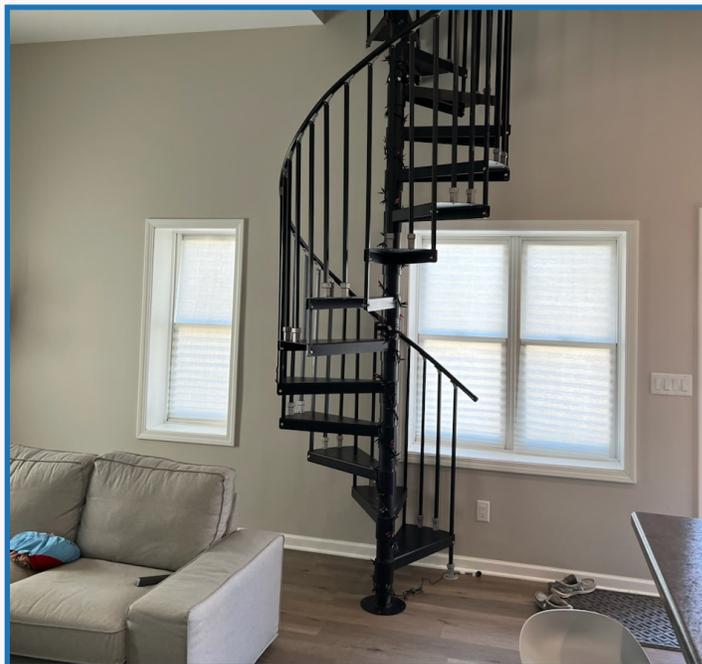
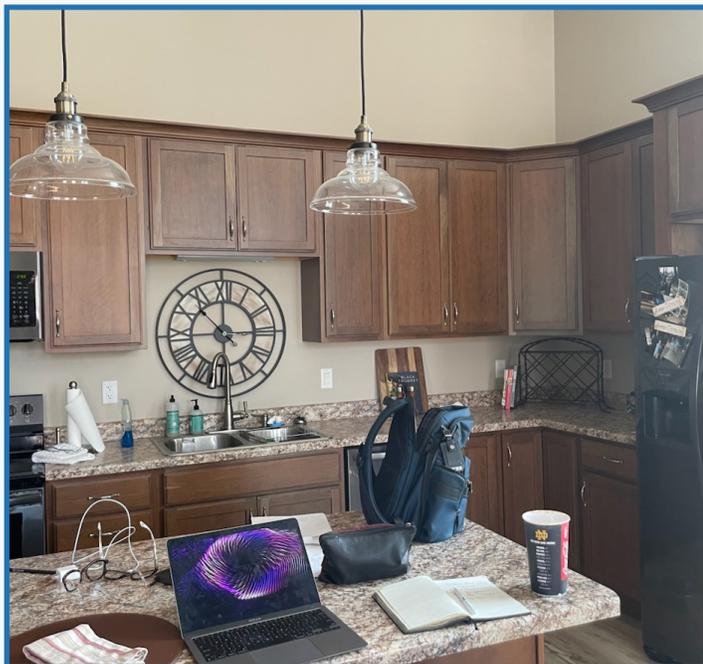
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Apartment 2



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Restaurant

