

OFFICE SPACE

1605 W CANDLETREE DR - PEORIA



PRICE REDUCED!!!

FOR SALE:

1,200 SF OFFICE/MEDICAL OFFICE CONDO
\$99,000- NOW \$94,000

PROPERTY FEATURES

- 1,200 SF Office/Medical office condo for sale on Candletree Drive.
- Space was formerly occupied by a chiropractor.
- Open waiting room/reception entryway, three treatment rooms/private offices, men's and women's restrooms and some open area.
- Exterior of the building was painted in 2020 and entire parking lot was resurfaced and restriped in 2021.
- Building consists of 16 units total.
- Neighboring condo owners at 1605 Candletree include medical, financial and other general office users.
- Abundant parking onsite.
- Located on Candletree Drive one block off of University.



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PROPERTY DETAILS

PROPERTY TYPE	OFFICE/MEDICAL OFFICE
SPACE AVAILABLE	UNIT 101: 1,200 SF
ZONING	C2
YEAR BUILT	1979
REAL ESTATE TAXES (2022)	\$1,936.16
SALE PRICE	\$94,000
HOA FEES	\$1,720 ANNUALLY (INCLUDES WATER, GARBAGE, SNOW & LAWN CARE)

PROPERTY DEMOGRAPHICS

	1 MILE RADIUS	5 MILE RADIUS	10 MILE RADIUS
POPULATION	1,934	35,268	129,828
HOUSEHOLDS	754	13,534	52,487
INCOME	\$77,257	\$77,773	\$72,008



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