

**REDUCED SALE PRICE**



- 4,516 SF office building on 2.01 acres available for sale
- Multi-tenant office building with one suite (Suite 2 - 2,036 SF) available for owner/user
- New roof and gutters in summer 2025
- Located just south of the City of Du Quoin at the intersection of State Route 14 and Highway 51
- Neighbors nearby include Du Quoin State Fairgrounds, Du Quoin Chevrolet, and Wal Mart
- **Reduced sale price: \$325,000 \$295,000**

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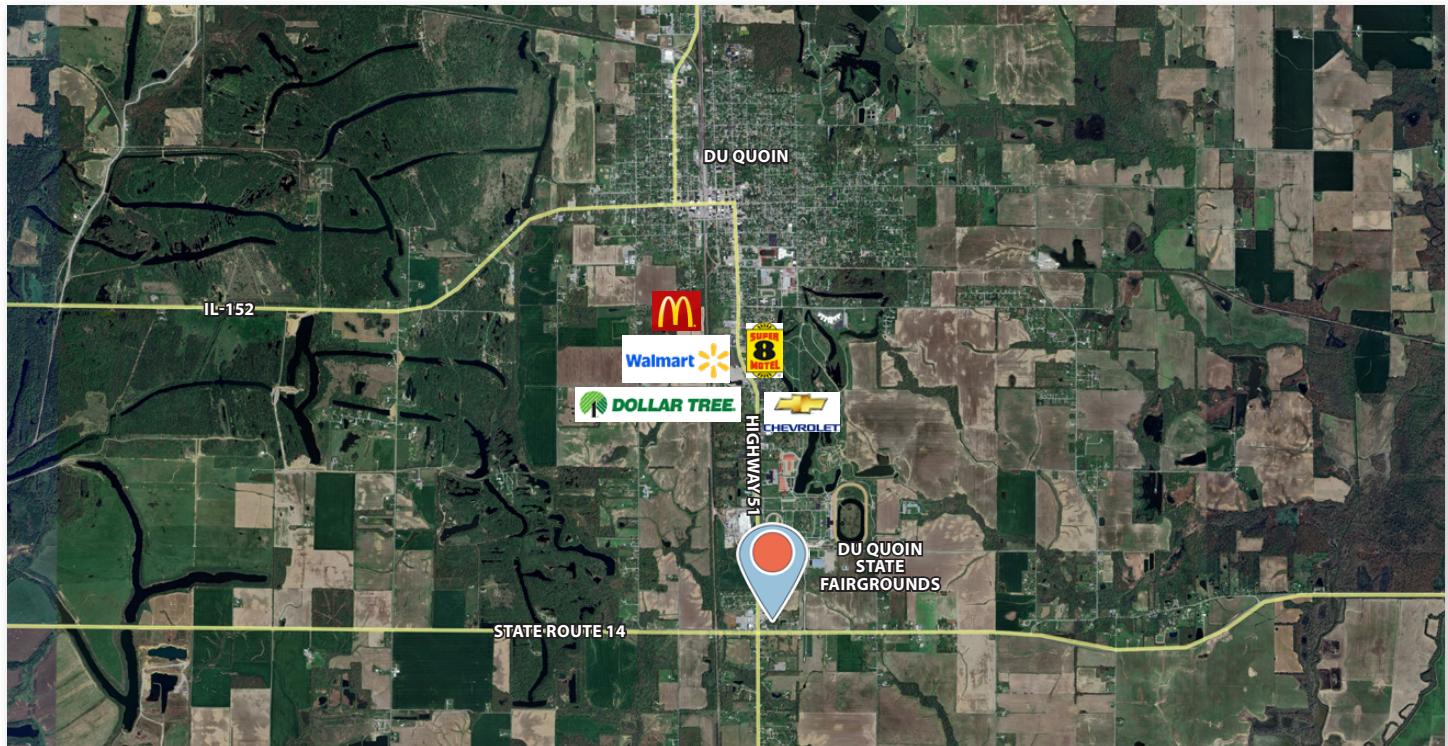
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