

# WAREHOUSE DISTRICT

840-908 SW WASHINGTON - PEORIA

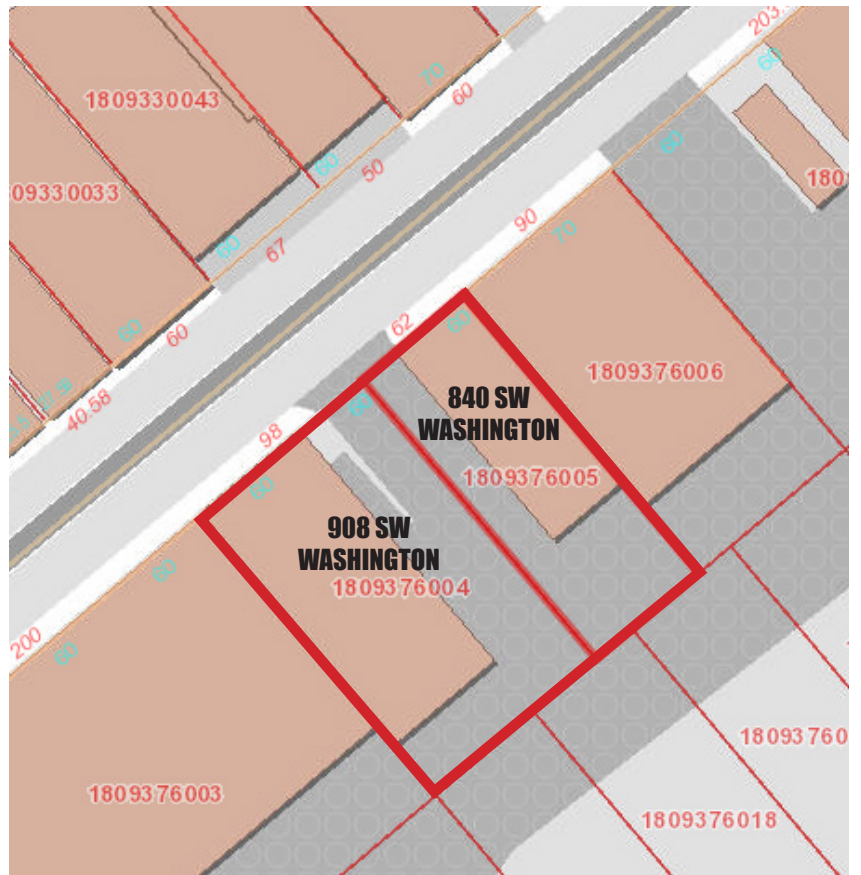


## FOR SALE:

Warehouse Redevelopment Opportunity  
\$849,000 or \$15.26 PSF

### PROPERTY FEATURES

- Excellent redevelopment opportunity.
- Two buildings on approximately .62 acres available in the Warehouse District.
- 840 SW Washington is a 4,872 SF one story warehouse with 15 ft ceilings and a 14 x 12 overhead door.
- 908 SW Washington is a five story 50,760 sq ft building that includes a basement and a lower level.
- Top four floors of 908 SW Washington are mostly open space with exposed brick and timber.
- Buildings are located in a TIF district and the River Edge State Historic Tax District.



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Joseph & Camper  
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## PROPERTY DETAILS

PROPERTY TYPE	BRICK WAREHOUSE
BUILDING SIZES	840 WASHINGTON: 4,872 SF 908 WASHINGTON: 50,760 SF TOTAL = 55,632 SF
LOT SIZE	0.62 ACRES
ZONING	WH - WAREHOUSE DISTRICT
YEAR BUILT	840 WASHINGTON: 1960 908 WASHINGTON: 1930
REAL ESTATE TAXES (2020)	\$8,809.74
SALE PRICE	\$849,000 OR \$15.26 PSF



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