

SALE PRICE REDUCED

606 W. FAYETTE STREET

PEORIA, IL 61603

OFFICE BUILDING FOR SALE

DAN MALOOF

309.693.3000
dan@malooofcom.com



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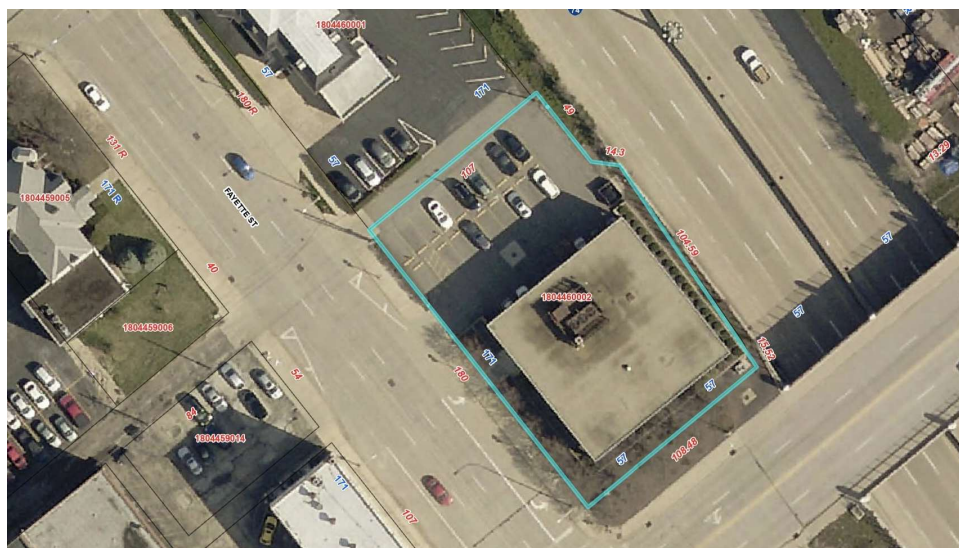
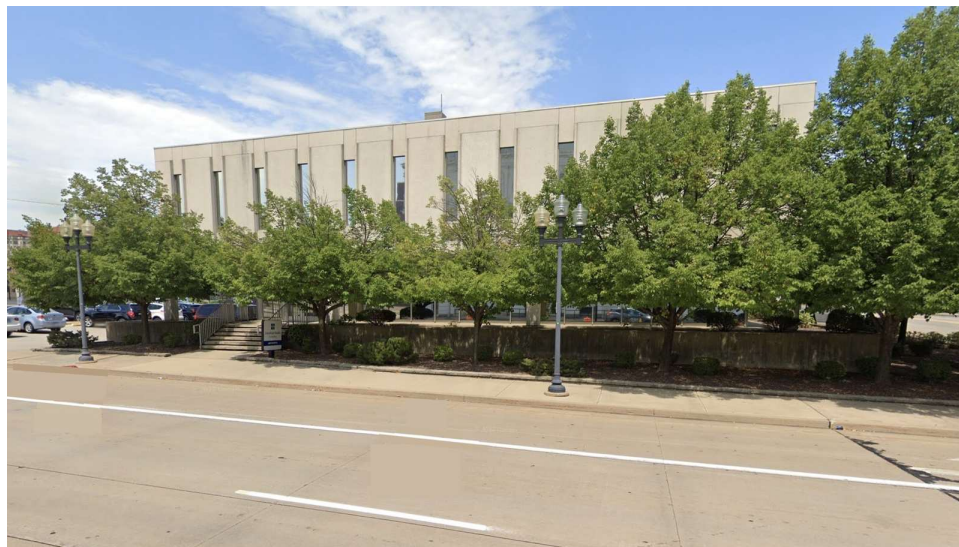


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LOCATION DESCRIPTION

Located in the heart of Peoria, this property offers a prime investment opportunity in a thriving commercial district. The area is surrounded by a vibrant mix of businesses, shops, and restaurants, providing a dynamic and bustling atmosphere for potential tenants or clients. Nearby points of interest include the Peoria Civic Center, offering a range of events and conferences. With its central location and proximity to key amenities, this area presents an ideal opportunity for an office investor seeking to capitalize on the energy and growth of Peoria, IL.

PROPERTY HIGHLIGHTS

- 2-story 16,000 sf office building with additional useable space in basement
- Ground Level: 15 exterior-wall offices & 5 interior offices, reception area, and restrooms
- Upper Level: ±18 exterior-wall offices, ±6 interior offices
- Interior offices can be combined & this level has its own restroom
- Basement (useable): 2 conference/training rooms, full kitchen, & files storage areas
- Parking for ±25 vehicles & freight elevator (inoperative)

OFFERING SUMMARY

Sale Price:	\$995,000
Lot Size:	0.45 Acres
Building Size:	16,000 SF

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