

FOR SALE

130 EAST MADISON STREET OTTAWA, IL 61350

Sale Price: \$375,000
Building Size: ±5,452 SF Total SF
(or ±2,736 per floor)
Age: 1940
Current Use: Unoccupied
Outdoor Parking: Greater than 30 off-street
and 5 at the front of the building
Tenants Pay: N/A
Lockbox at building

Nestled just off the beaten path in the heart of downtown Ottawa, this turnkey two-story commercial building is a hidden gem. With 5,452 SF in total area, split evenly across two floors, it is perfect for a restaurant, office, or medical/law practice. With an open floor plan throughout, the building can be tailored to your vision and usage. How does a restaurant or office with expansive views of the Fox River sound? Both floors are walk-outs and can be separate units with separate entrances. The property includes ample off-street parking with an entire city lot behind the building. Just a few steps from Ottawa's courthouse, restaurants, shops, parks, and the River Walk, where the Illinois and Fox River meet. Ottawa has a little something for everyone so claim this unique opportunity today.



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