



COMMERCIAL REAL ESTATE

3001 ½ Gill St.
Suite A
Bloomington, IL
61704
axis360.co



BUILDING SIZE

9,148 SF

LOT SIZE

1.4 acres

PRICE

\$495,000

ZONED

General Commercial

PARCEL

16-06-300-044

BUILT

1996

TAXES (2021)

\$14,187

901 W. MAIN STREET, EL PASO, IL

FREESTANDING BUILDING | **FOR SALE**

Situated in Woodford County, in the welcoming community of El Paso, this versatile freestanding building is ideally located just off I-39 (Exit 14) along US Route 24. Originally designed as an office, its free-span steel frame construction provides the flexibility to accommodate office, light industrial, or mixed-use operations.

The current tenant will be vacating in November 2025, making this an excellent opportunity for an **owner-occupier**. The property is not being marketed as an investment property.

Key Features

- Adaptable layout for office or light industrial use
- Two separate entrances for operational convenience
- Predominantly open floor plan complemented by several private offices
- Men's and women's restrooms, plus locker rooms with showers
- Ample on-site parking with easy ingress and egress from Main Street/US 24



DOLLAR GENERAL



The statements and figures herein, while not guaranteed, are secured from sources we believe authoritative. This information is for illustrative purposes only.

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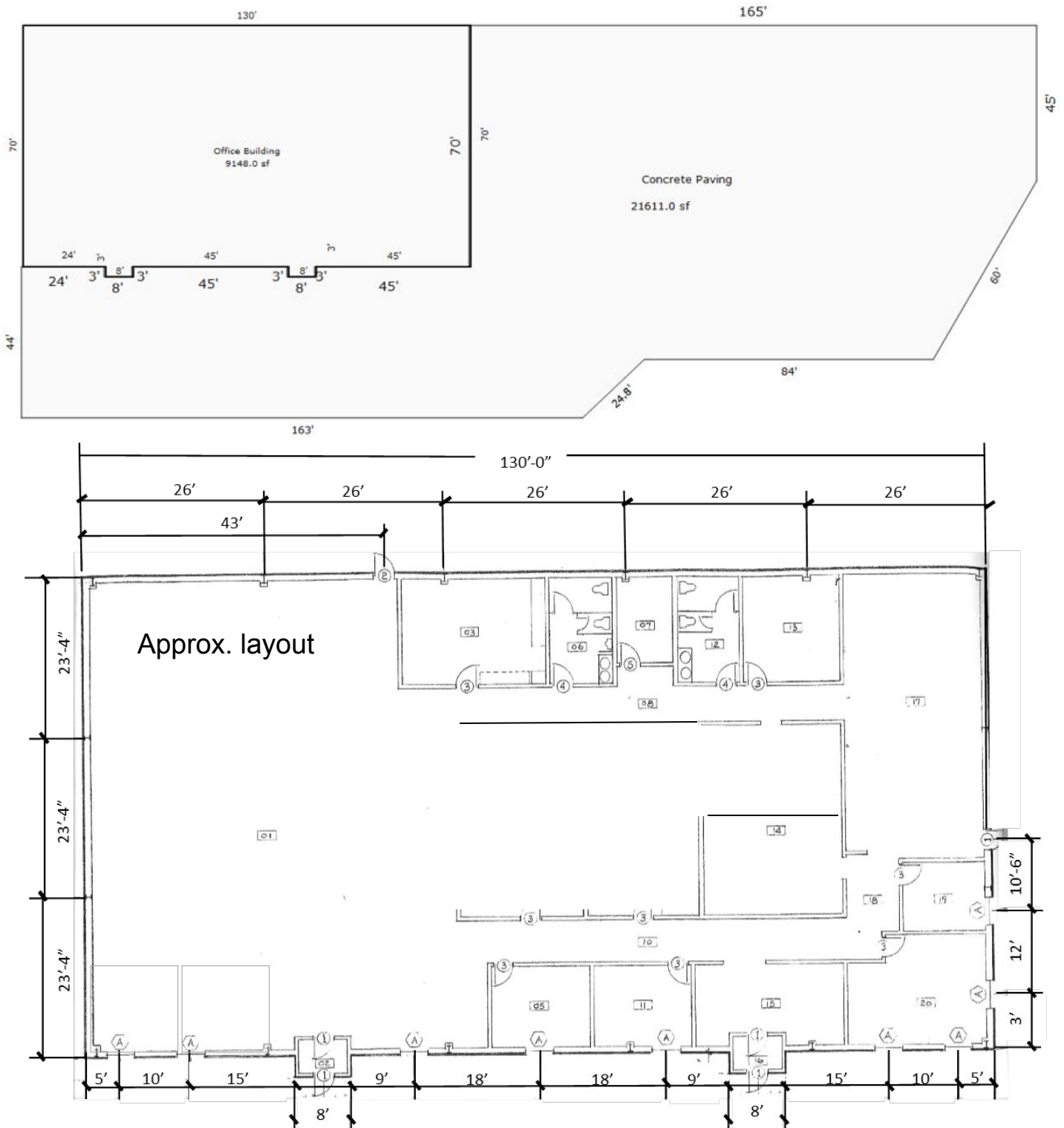




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