



1405-1419
W. Washington Road

\$355,000

PROPERTY DESCRIPTION

The O'Bryan & Ball team has been exclusively retained to sell 1405-1419 W Washington Road in Washington, IL. This highly visible, 8-unit shopping center is located on Washington Road (BUS24). The property presents opportunities for the new owner to occupy the one vacant, main level unit, or to lease it for additional income. Projecting over a 10% CAP rate after filling the vacant unit at a market lease rate. The building has been recently remodeled with all new furnaces/HVAC, updated water heaters, with new roof tear off (2020), and exterior and interior remodels.

NDA for financials, no "For Sale" sign currently on the property.

LISTING METRICS

8 TOTAL UNITS	8,480 TOTAL SQUARE FEET
\$5,875 2023 TAXES	\$42 PRICE / SF
C-2 ZONING	88% OCCUPIED

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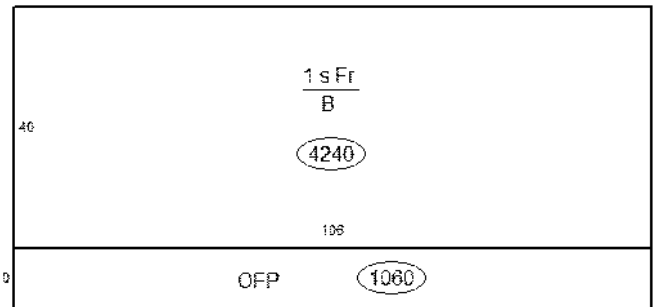
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LOCATION INFORMATION

ADDRESS	1405-1419 W. Washington Rd
CITY / STATE / ZIP	Washington, IL 61571
PARCEL ID	02-02-22-204-041
LOT ACRES	0.40

BUILDING INFORMATION

PROPERTY TYPE	Multi-Tenant Retail & Office
STORIES	2
ABOVE GRADE GROSS SF	4,240
BELOW GRADE GROSS SF	4,240
TOTAL GROSS SF	8,480
RESIDENTIAL UNITS	0
COMMERCIAL UNITS	8
TOTAL UNITS	8



TAX INFORMATION (2023)

TAXABLE VALUE	\$65,470
ANNUAL PROPERTY TAX	\$5,876
TAX CLASS	02021
TAX RATE	8.9747%

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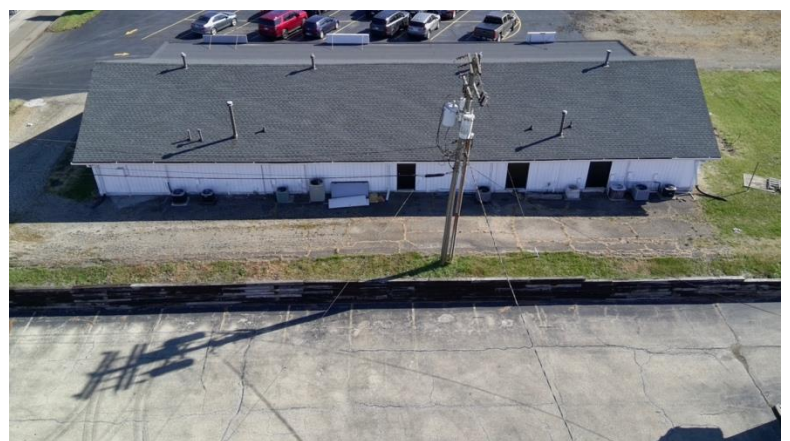
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EXTERIOR PHOTOS



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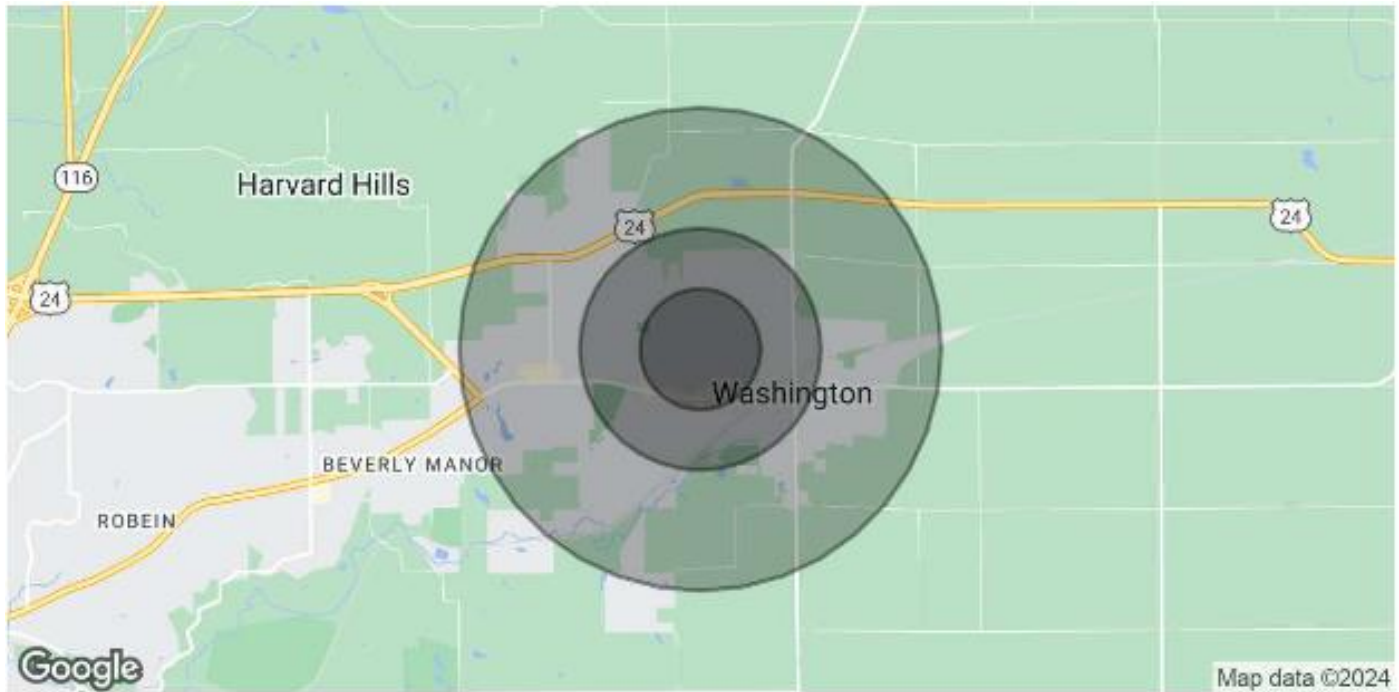
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DEMOGRAPHICS MAP & REPORT – WASHINGTON, IL



POPULATION	0.5 MILES	1 MILE	2 MILES
Total Population	2,210	7,580	14,654
Average Age	38	39	40
Average Age (Male)	36	37	38
Average Age (Female)	40	40	41

HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	2 MILES
Total Households	803	2,844	5,604
# of Persons per HH	2.8	2.7	2.6
Average HH Income	\$114,511	\$114,231	\$115,596
Average House Value	\$281,824	\$274,344	\$274,596

Demographics data derived from AlphaMap

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