

1305 BLACK STREET

PEKIN, IL 61554



RE/MAX
COMMERCIAL®
TRADERS UNLIMITED

FOR SALE | 1305 BLACK STREET

ASKING PRICE: \$199,900



EXECUTIVE SUMMARY

This commercial building is currently home to Lange Animal Clinic which will be relocating. New roof and gutters in 2022. The building is currently used as a veterinarians office and was previously an HVAC/sheetmetal shop. There are so many possibilities for this commercial building that includes its own parking lot in the second parcel (1307 Black Street, included in the sale). The current layout includes reception, 4 exam rooms, surgical/operation room, offices, breakroom, several kennel rooms, storage, and storage room that formerly had a rear, alley overhead garage door. All showings will be scheduled outside of active business hours.



3,632
TOTAL SF



B-3
ZONING



.31
ACRES



1
BUILDINGS

CLICK [HERE](#) FOR LINK

- Property Photos & Videos
- Floorplans
- County Records



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PROPERTY INFORMATION

ADDRESS	1305 Black Street
CITY / STATE / ZIP	Pekin, IL 61554
PARCEL ID(s)	04-10-02-413-015, 04-10-02-413-016
PROPERTY TYPE	Office, Retail, Warehouse, Other
ZONING	B-3
TOTAL LOT ACRES	.31
# BUILDINGS	1
YEAR BUILT	1961



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EXTERIOR PICTURES



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INTERIOR PICTURES



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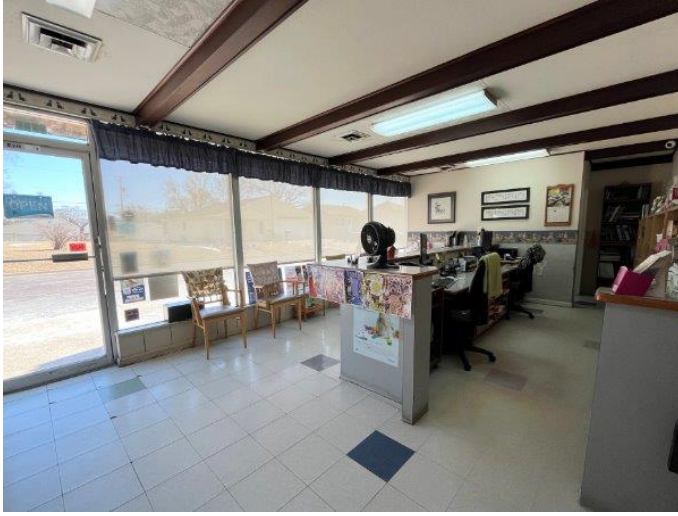
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PEKIN AREA DEMOGRAPHICS



POPULATION	0.5 MILES	1.5 MILES	3 MILES
Total Population	3,171	22,490	33,183
Average Age	40	41	43
Average Age (Male)	38	40	41
Average Age (Female)	42	43	44

HOUSEHOLDS & INCOME	0.5 MILES	1.5 MILES	3 MILES
Total Households	1,356	10,018	14,308
# of Persons per HH	2.3	2.2	2.3
Average HH Income	\$69,597	\$67,217	\$71,560
Average House Value	\$117,687	\$135,407	\$153,226

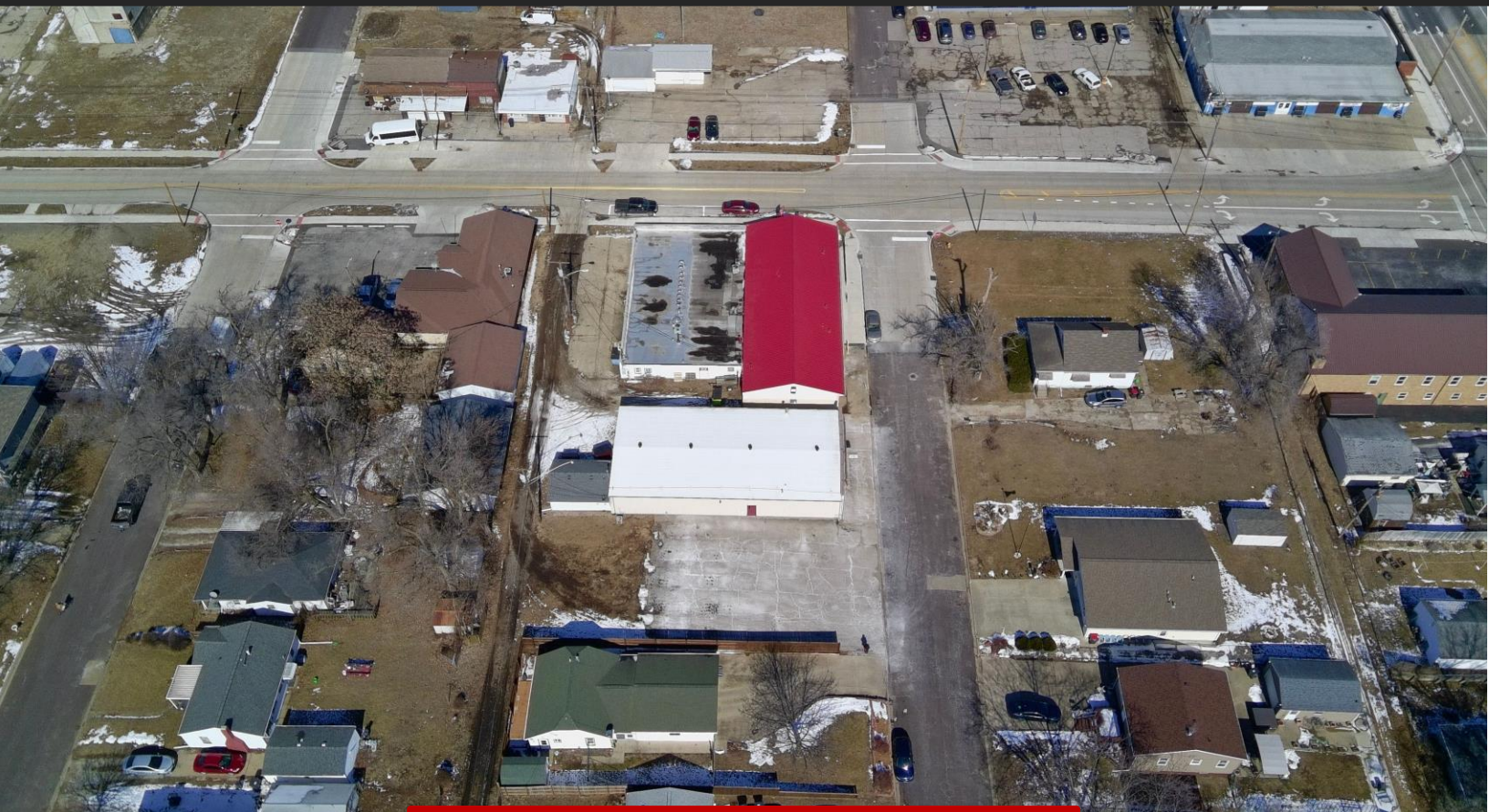
Demographics data derived from AlphaMap

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All information contained herein is deemed reliable but not guaranteed.
Each office is independently owned and operated.
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