

BANKRUPTCY SALE

1916 N Main St Princeton, IL 61356





Offering Summary

Auction Date:	4/11/25
Auction Location:	TBD
Stalking Horse Bid:	\$552,000
Bid Increments:	\$20,000
Building Size:	27,804 SF
Lot Size:	2.52 Acres
Year Built:	1985
PIN #'s:	16-04-300-050 & 16-04-300-081
Zoning:	B-2
Parking:	Over 80 spaces

Property Overview

Freestanding medical office building located at the northwest corner of the Main Street & County Rd 1700 N intersection in Princeton, Illinois. The building, previously a grocer, was constructed in 1985 and converted to medical in 2016. The property is zoned B-2: Commercial, and the building features exam rooms, an exercise room, living room, community room, play room, and a large on-site parking lot totaling over 80-spaces (2.95/1,000 SF). The building will be delivered vacant, making it an excellent opportunity for any owner/user. The Property is conveniently located just a few blocks south of Interstate-80 (I-80) and less than one (1) mile from the Amtrak Station. Neighboring retailers include Walmart, Sullivan's Foods, Dollar Tree, Dollar General, AutoZone, Culvers, McDonald's, Wendy's, and Subway among others.

Property Highlights

- Opportunity to purchase a well located commercial building well below replacement cost
- Renovated and converted to medical in 2016
- Conveniently located just a few blocks south of I-80
- Well located in the trade corridor nearby national retailers including Walmart, AutoZone, Dollar Tree, Dollar General, O'Reilly Auto Parts, Culvers, McDonald's, Wendy's, and Subway, among others

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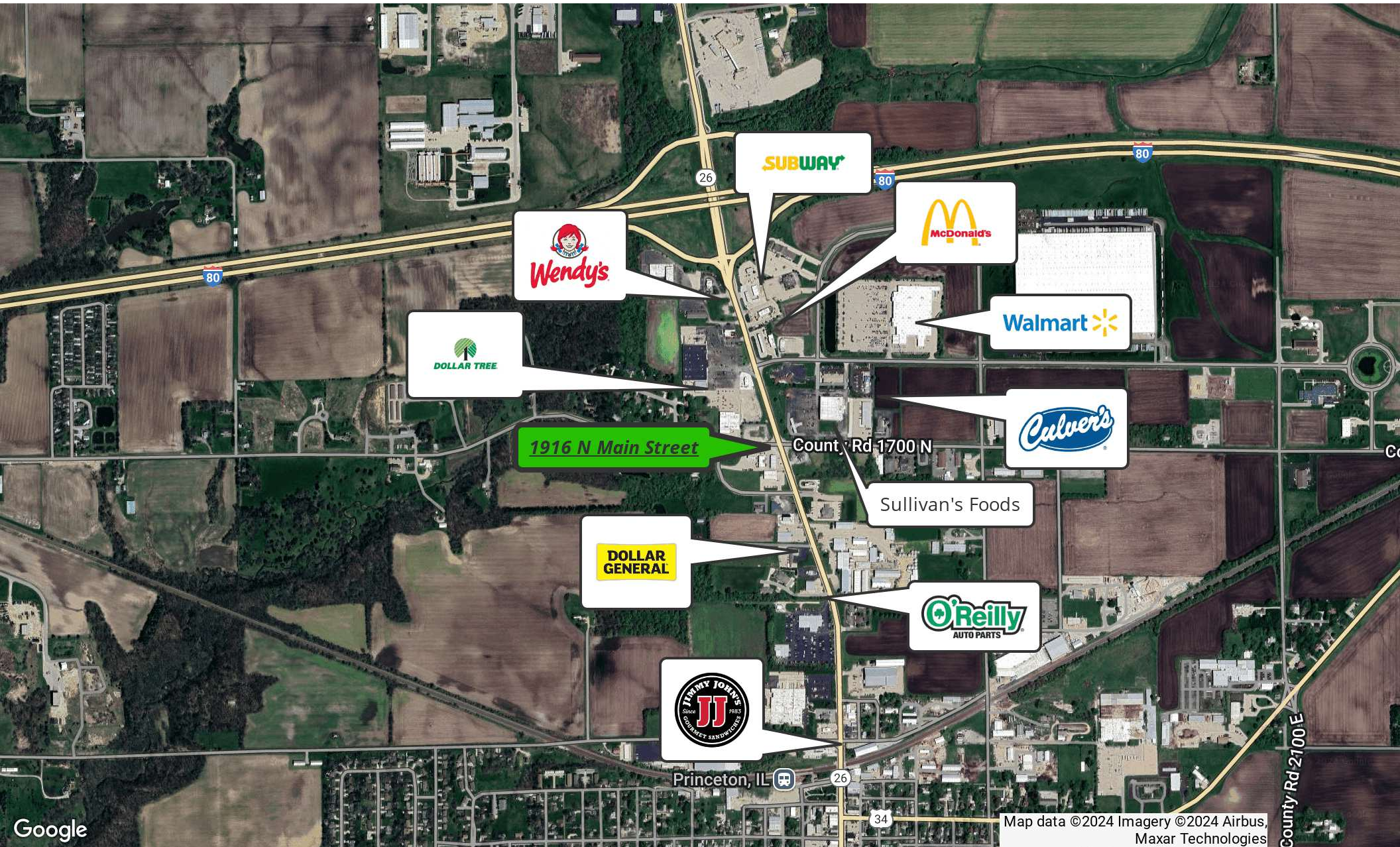
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FREESTANDING BUILDING FOR SALE

LOCATION MAP



Map data ©2024 Imagery ©2024 Airbus, Maxar Technologies

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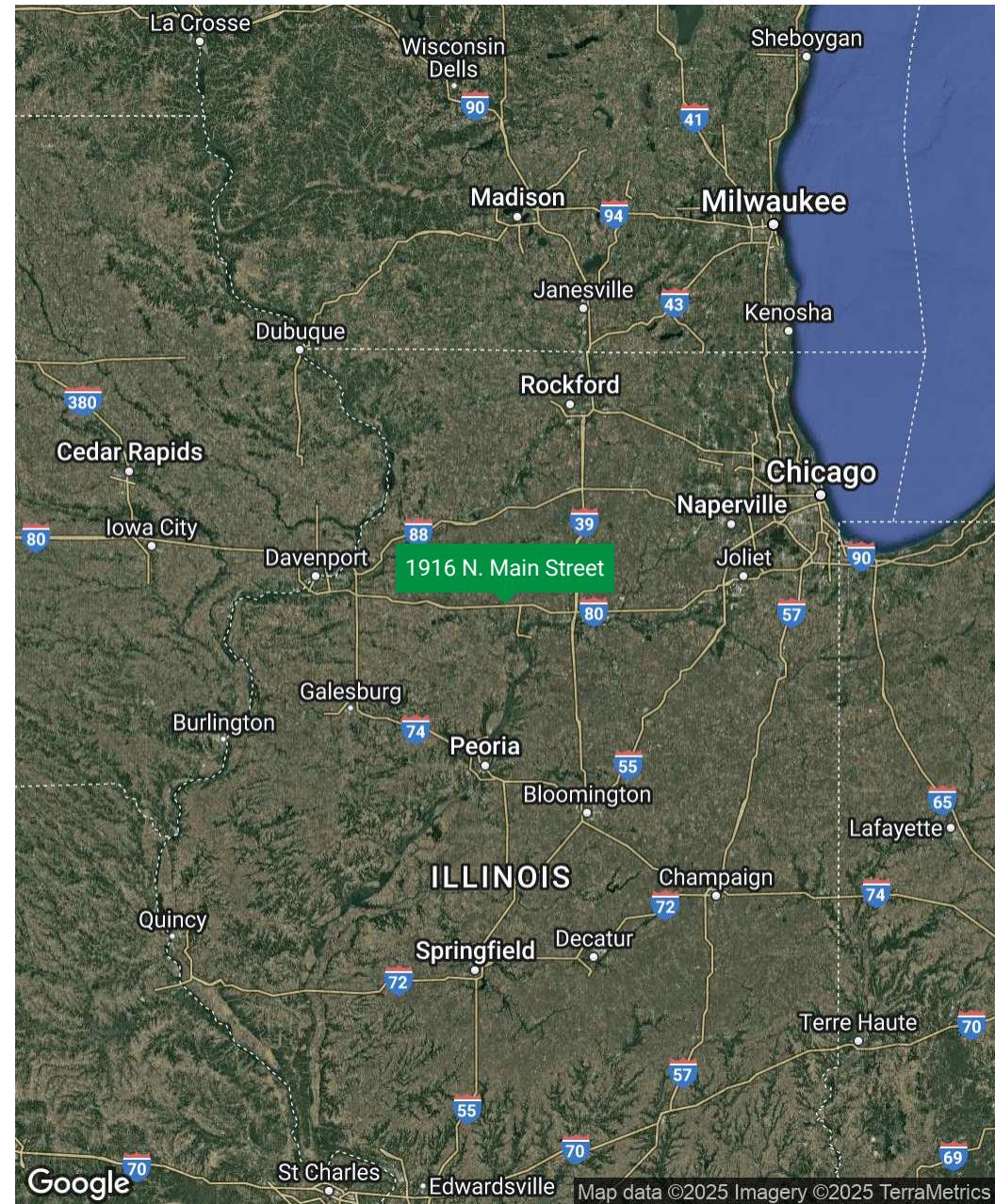
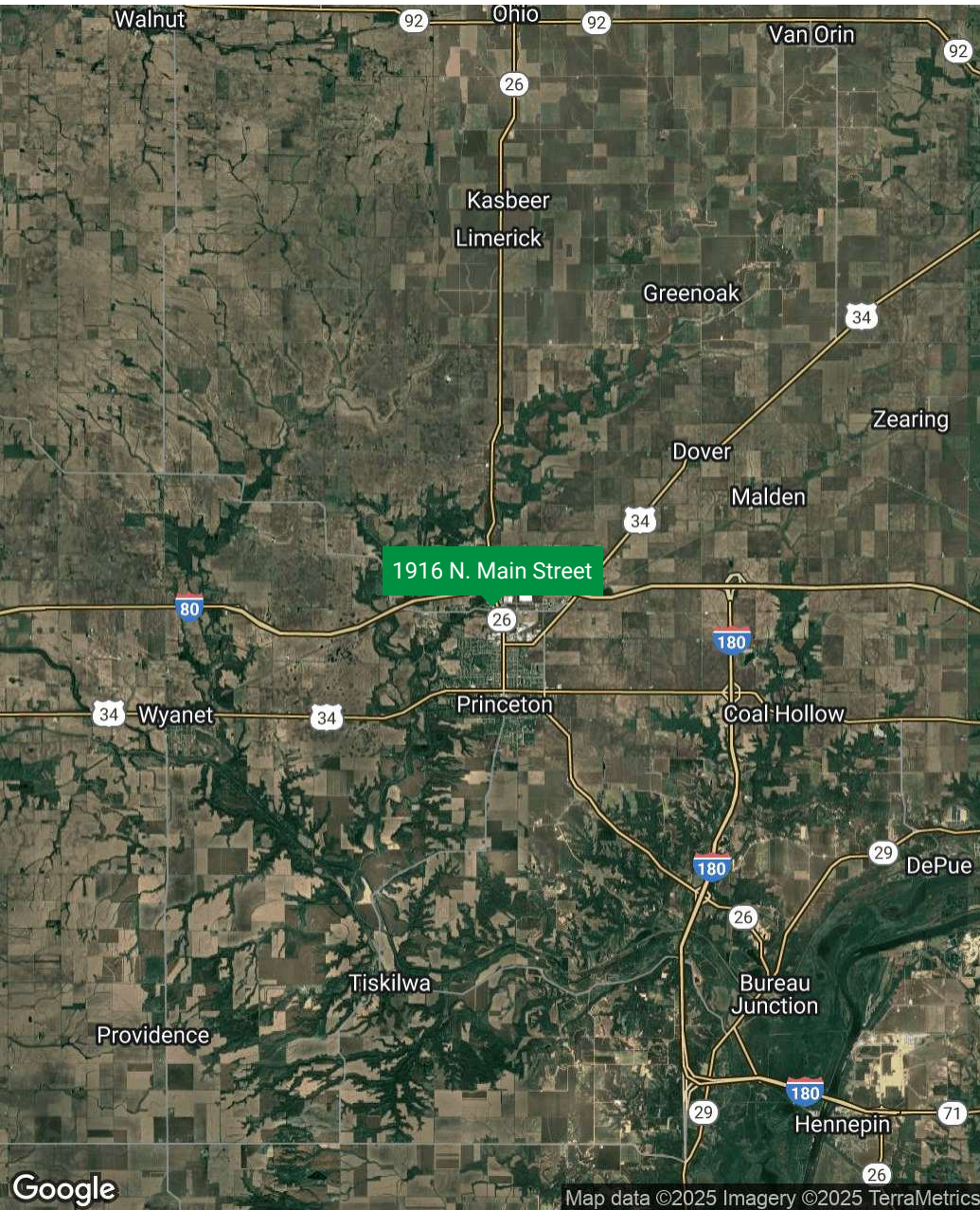
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REGIONAL MAP



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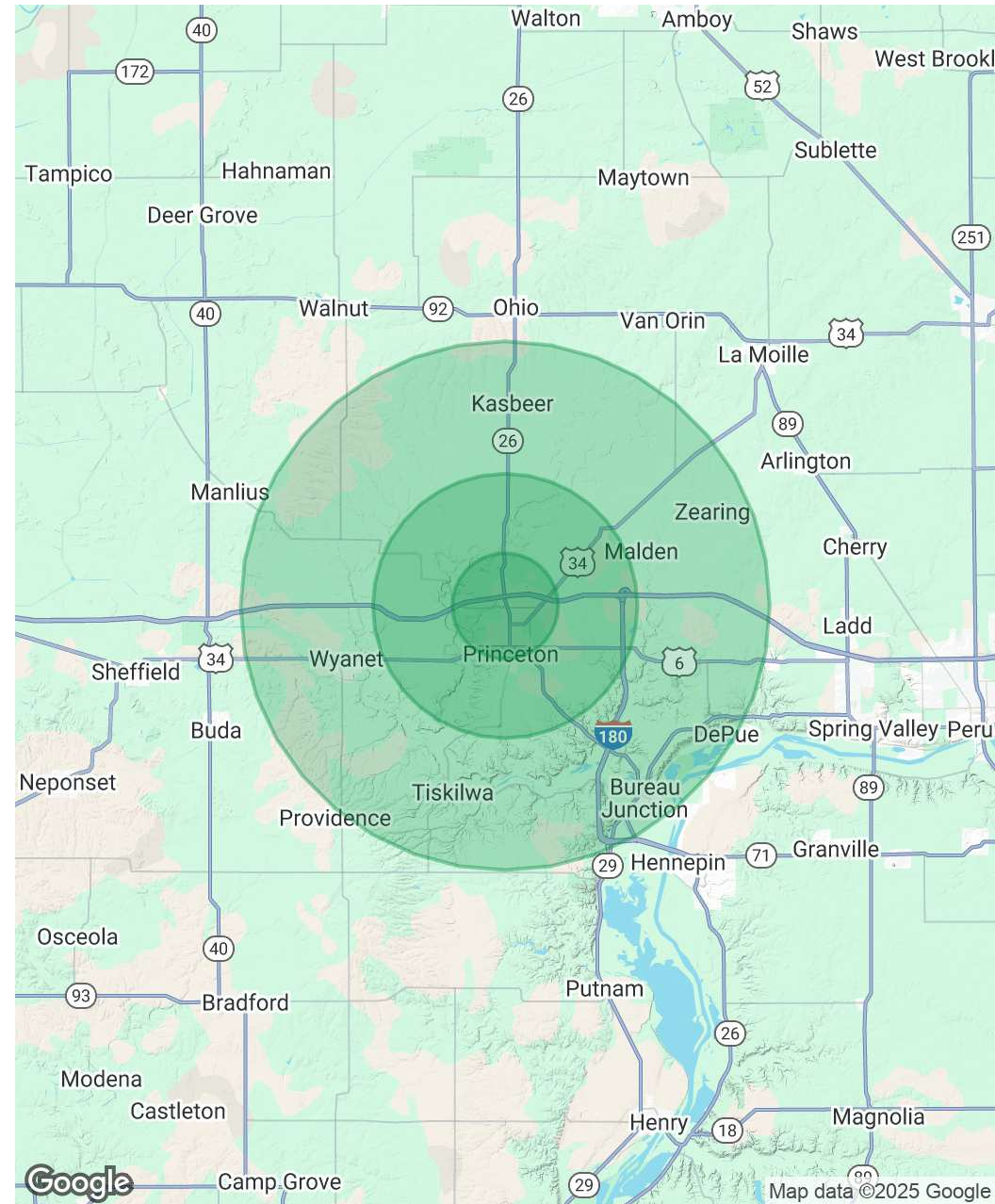
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DEMOGRAPHICS MAP & REPORT

Population	2 Miles	5 Miles	10 Miles
Total Population	6,697	9,217	13,850
Average Age	45	46	45
Average Age (Male)	43	44	44
Average Age (Female)	47	48	47

Households & Income	2 Miles	5 Miles	10 Miles
Total Households	3,022	4,163	6,123
# of Persons per HH	2.2	2.2	2.3
Average HH Income	\$90,583	\$93,267	\$92,857
Average House Value	\$167,088	\$178,988	\$180,104

Demographics data derived from AlphaMap



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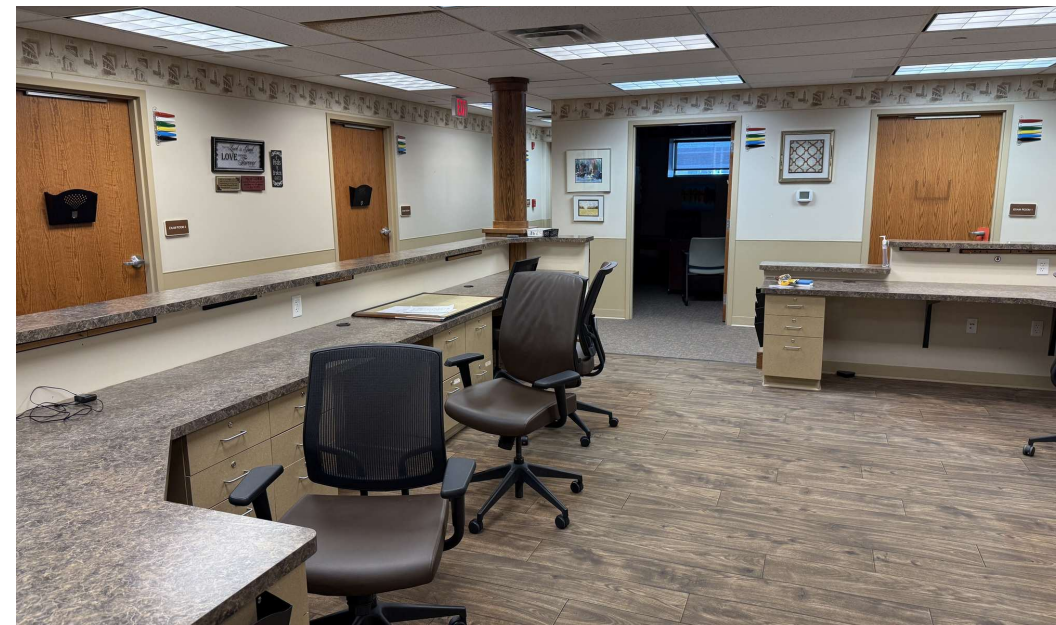
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ADDITIONAL PHOTOS



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