



EXECUTIVE SUMMARY

4534 N PROSPECT ROAD

FOR SALE/LEASE

4534 N PROSPECT ROAD. PEORIA HEIGHTS, IL 61616



OFFERING SUMMARY

Available SF:	900 - 1,500 SF
List Price:	\$349,500
Lease Rate:	\$10.67 - 15.00 SF/yr (NNN; Gross)
Lot Size:	0.07 Acres
Building Size:	2,400 SF
Number of Stories:	1

PROPERTY OVERVIEW

Small business owner's DREAM location in downtown Peoria Heights. This location offers 2 suites in 1! A 1,500 SF commercial suite facing Prospect Road provides an opportunity to locate your growing business in Peoria Heights while the residential apartment in the rear of the building allows for rental income. Apartment (900 SF) includes full bath, kitchen, walk in closet and washer and dryer hookups. Easy access to all of the amenities within the Heights.

PROPERTY HIGHLIGHTS

- 1500SF Commercial Suite with a 900SF One (1) Bedroom Residential Suite attached
- Prime Prospect Road Location in Peoria Heights
- Located in Peoria Height's TIF district
- Located in Peoria Height's Business Development District (\$10,000 facade improvement grant available)
- Includes private outdoor seating area

LOCATION OVERVIEW

1 BOULEVARD ADD SE 1/4 SEC 22-9-8E (93-40518) LOT 6 BLK 7

KATIE KIM

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FINANCIAL OVERVIEW

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FINANCING DATA

Purchase Price:	\$349,500
Down Payment:	\$34,950.00
Loan Amount:	\$314,550.00
Debt Service Monthly:	\$2,075.00
Property Taxes:	\$7,963.44
Estimated Monthly Income:	\$2,675.00

AVAILABLE SUITES

Purchase Price:	Space Use:	Rate:	Type:	Size:
4534 N Prospect Road	Street Retail	\$15.00 SF/yr	NNN	1,500 SF
4534 N Prospect Rd	Residential - Apartment	\$800 per month	Gross	900 SF

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- LEASE INFORMATION
 - 1, 500 SF Commercial Suite for \$1,875.00/month + NNN or \$15/SF + NNN
 - 900 SF Residential Suite for \$800/month

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RETAILER MAP

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