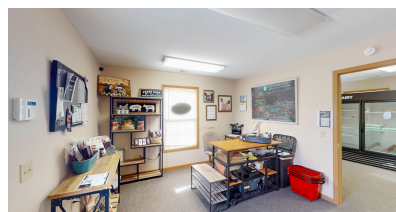




707 IL ST RT 127  
GREENVILLE, IL

FOR  
SALE

\$165,000



## COMMERCIAL SPACE

This is the kind of property entrepreneurs hunt for. Sitting on a full one-acre corner lot along an Illinois highway with 3,550 vehicles passing by daily, this 2,300 sq ft, single-level commercial building is built for visibility, flexibility, and growth. Plenty of gravel parking means customers, clients, and event guests can come and go with ease. Inside, the layout opens the door to almost anything. Seven rooms, two bathrooms, a kitchenette, and a large showroom or event space with three separate entrances create endless possibilities. Retail up front, offices in back. Event space by night, business by day. One operation or multiple income streams. The setup makes it easy to adapt, expand, or divide as your ideas evolve. The building has been well cared for, with upgraded electrical in the retail area, wiring in place for a security system, a new roof in 2019, and new south and southeast doors. It's ready for you to step in and get to work, not start with repairs. If you're looking for a space that doesn't box you in, that offers exposure, parking, and the freedom to build something uniquely yours, all at a price that doesn't break the bank, this property is a blank canvas with great bones and even better potential.

GET IN TOUCH

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110 W. Main,  
Greenville, IL 62246