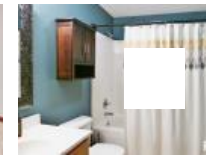




RE/MAX Traders Unlimited Commercial

3622 N. Knoxville Ave
 Peoria, Illinois 61603
 (309) 323-0399 [Call/Text]
 (309) 687-5078 [Fax]



[109 ELIZABETH POINTE Drive](#)
[107](#)
 Germantown Hills, IL 61548
 CLS #PA1239933

\$474,380
 5000 Total Sq. Ft.
 3250 Available Sq. Ft.

[Request Info](#)

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LOCATION LOCATION LOCATION!!! This is a must see opportunity in a Rapidly Rising Community! GERMANTOWN HILLS - RT. 116 5000 SQ FT CUSTOM BUILD COMMERCIAL BUILDING. 4 separate HVAC units. 4 Entrances. Multi use Rentals. Commercial & Residential. Upscale Construction. Lead Glass Doors. 6 panel solid wood doors. Cathedral & Vaulted Ceilings. Impressive Entry. Many options for Rentals! 3,050 Sq Ft, with Large Display Room, 2 Bathrooms, 1 Large 4 station Computer Room/Office with Storage Work Island. Consultation/Board Room. 2 smaller offices. 2 more Separate 500 Sq Ft (3 room) offices, 1/2 bath. Residential Rental has separate entrance with sun room, grand staircase. 1250 Sq Ft 2nd Floor, 3 bed 1 bath Apartment, w/den and storage area. Includes fridge, range/oven, microwave. 80% of Building is wired for video surveillance & surround sound. Camera's remain. 3800 Sq Ft Basement, 10 ft Ceilings and partially finished. Outdoor Storage Shed. Ample parking. Amenity Sheet in Associated Docs.

Listing Features	
Type:	Sale/Lease Other
Zoning:	0060-IC
County:	Woodford
Water/Sewer:	Public Sewer
Total Sq. Ft.:	5000

Directions:

Rt. 116 to Timberlan Rd., South to Elizabeth
Pointe Dr.

**This listing compliments of
RE/MAX Traders Unlimited**



The accuracy of all information, regardless of source, including but not limited to square footages and lot sizes, is deemed reliable but is not guaranteed and should be independently verified through personal inspection and/or with the appropriate professionals.

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