



713 N. Monroe St.

Available for sale with leaseback in Abingdon, Illinois. The seller will lease back the main building for \$2,400.00 and pay 100% of the real estate taxes. The mini storage center generates an additional \$1,200.00 per month and rents can be increased to receive more income.



Jerry Dahl

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1115 Knox Hwy. 25, Galesburg, Illinois 61401

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Available for Sale With Leaseback.

713 N. Monroe St. Abingdon, Illinois

**5,760 SF. Building Abingdon, Illinois
High Visibility Location**

The property is located along a busy roadway, ensuring excellent visibility and exposure.

**Well Maintained Building with Showroom
152' Street frontage
Commercial Lot: 152 x 177x 93 x16 x 65 x 161
Business-Friendly Features**

**Ample parking and an established neighborhood presence with
steady customer traffic.**

Commercial Lot With 152 Street Frontage



This prime commercial property is located at 713 Monroe Street in Abingdon, Illinois. The building has 5,760 Sq. ft. with an additional 24 Unit Storage Center with 3000 sq. ft. Currently leased as a Napa Parts Store.

Available for Sale With Leaseback

713 N. Monroe St. Abingdon, Illinois Commercial Property

- ****For Salewith Leaseback **** ** \$350,000
- ****Property Class:**** Commercial
- ****Address:**** 713 N. Monroe St., Abingdon, IL, USA
- **Parking Area:** Asphalt Paving
- ****Real Estate Taxes:**** \$4,557.00
- ****APN:**** 13-331-550-21
- ****Ownership Type:**** Fee Simple
- ****Square Footage:**** 8,760 sq. ft. Includes 3,000 sq. ft. Storage Center.
- ****Zoning:**** Commercial
- ****Year Built:**** Main Building 1972, Mini Storage Center built in 1993.
- ****Stories:**** 1
- ****Lot Size:**** 25,960 Sq. Ft.
- ****Frontage:**** 152' facing Monroe St.
- ****Access:**** Monroe St.
- ****Possession:**** Immediate Subject to Lease agreement.
- ****Sewer Source:** City
- **** City Water Supply**

Available for Sale With Leaseback

713 Monroe St., Abingdon, Illinois



Available for With Leaseback

Layout of Storage Center:

1	2	3	4	5	6	7	8	9	10
24	23	32	21	20	19	18	17	16	15

Mini Storage
713 N Monroe
Abingdon, VA 26009

100'

Monthly Rates

[illegible]



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713 N. Monroe St. Abingdon, Illinois

Leaseback at \$2,400.00 per month and leasee pays 100% of the real estate taxes. There is additional income from the storage units of approximately \$ 1,200.00 per month.

Building Size: 25,960 Sq. Fr. +

Lot: 152 x 177x 93 x16 x 65 x 161

Street Frontage Monroe St. 152'

The property features a 5,760-square-foot, one-story building with a metal exterior and wood frame, which serves as the Abingdon Auto Parts Napa store. This building was constructed in 1972. Additionally, there is a mini storage building measuring 30 feet by 100 feet (3000 sq. ft.), built in 1993. This mini storage facility is also a wood-frame structure with a metal exterior.

This metal building encompasses approximately 5,760 sq. ft. (60 x 96 x 12 ft high) and was constructed in 1972. It currently operates as Abingdon Auto Parts (Napa).

The interior features retail space, 3.1/5 bathrooms, an office, a break room, and a garage area. The office includes wall paneling and ceiling tiles, while the ceiling is open and insulated with commercial-grade materials. The trim and windows are also of commercial quality.

The parking area is paved with asphalt and provides seven parking spaces. The building is equipped with two natural gas furnaces and two air conditioning units. The electrical service includes a 200-AMP circuit breaker box in good condition.

The roof is pitched, made of steel, and covered with Dura-Glass plastic sheeting. The sides of the building are clad in steel siding. Additionally, the facility is equipped with fire extinguishers and an alarm system, and it is accessible for individuals with disabilities.

There is also a separate storage unit building that measures 30' x 100' and contains 24 individual storage units. The garage area of the main building measures 24' x 60' and features a modern overhead heater. Both the garage and the storage unit building have pitched roofs constructed of steel and covered with Dura-Glass plastic sheeting, and the sides are clad in steel siding. They are also equipped with fire extinguishers and an alarm system and are accessible to individuals with disabilities. This metal building encompasses approximately 5,760 sq. ft. (60 x 96 x 12 ft high) and was constructed in 1972. It currently operates as Abingdon Auto Parts (Napa).

The interior features retail space, 3.5 bathrooms, an office, a break room, and a garage area. The office includes wall paneling and ceiling tiles, while the ceiling is open and insulated with commercial-grade materials. The trim and windows are also of commercial quality.

The parking area is paved with asphalt and provides seven parking spaces. The building is equipped with two natural gas furnaces and two air conditioning units. The electrical service includes a 200-AMP circuit breaker box in good condition.

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Mini Storage
 713 N Monroe
 Abingdon, VA 22006

1	2	3	4	5	6	7	8	9	10
24	23	22	21	20	19	18	17	16	15
									14
									13
									12
									11
									10

100'

30'

Street

Monthly Rates
5' x 10' \$20
10' x 10' \$30
10' x 15' \$40
10' x 20' \$50
10' x 25' \$60