

533 W Main Street

PRINCEVILLE, IL 61559



RE/MAX
COMMERCIAL[®]
TRADERS UNLIMITED

FOR SALE | 533 W MAIN STREET

ASKING PRICE: \$124,900



EXECUTIVE SUMMARY

This well cared for brick, single story investment property provides great opportunities for a business owner or investor in Princeville, IL. The building is currently divided into three units - an office suite on the east end of the building (1,100 SF), a retail suite on the west end of the building (835 SF), and a lased salon unit in the middle suite (1,300 SF). There is a shared foyer for the middle and east units of approximately 120 SF. The middle unit is currently leased below market rate but the tenant does pay their metered utilities and the public works services - water, sewer and garbage. There are three furnaces and air conditioners, 2 Ameren electric meters (office, salon/retail together), 3 Ameren gas meters, and one water meter/one sewer meter. Property is located in the Princeville TIF I (see <https://princeville.org/tax-increment-financing/> for more information).



2,060
AVAILABLE SF



**OFFICE
RETAIL
INVESTMENT**
PROP TYPE



**TIF
DISTRICT**
INCENTIVE



C-1
ZONING

CLICK [HERE](#) FOR LINK TO

- Property Photos & Videos
- Floorplans
- County Records



JUSTIN BALL
JUSTIN.BALL@REMAX.NET
309.323.0399

JESSICA BALL
JESSICABALL@REMAX.NET
309.363.2929

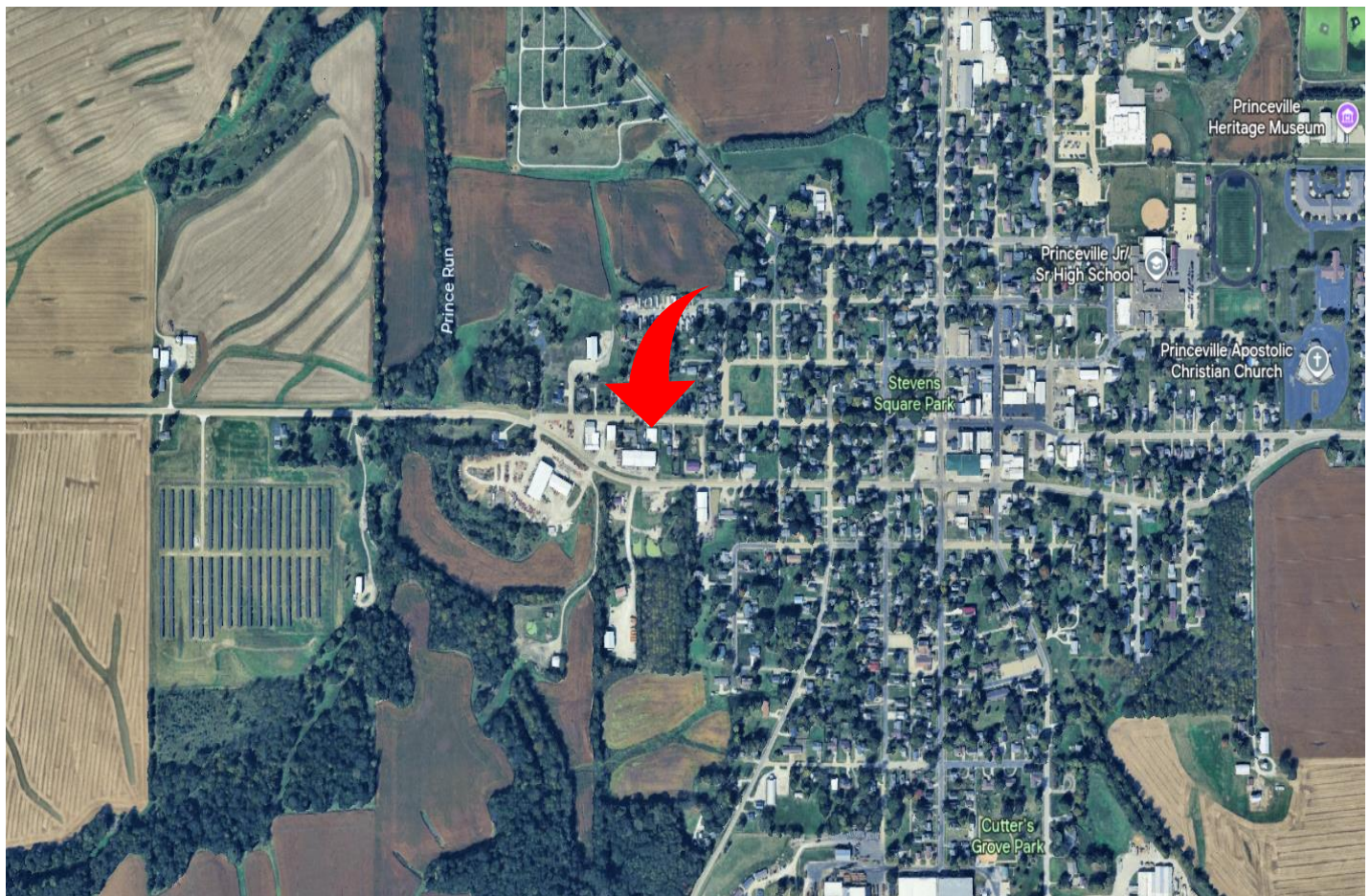
STEVE REED
STEVENREED@REMAX.NET
309.303.4730

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PROPERTY INFORMATION

ADDRESS	533 W Main St
CITY / STATE / ZIP	Princeville, IL 61559
PARCEL ID(s)	02-24-201-003
PROPERTY TYPE	Office, Retail, Investment
ZONING	C-1
TOTAL LOT ACRES	0.29
TOTAL BLDG SF	3,360
TOTAL AVAILABLE SF	2,060



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EXTERIOR PICTURES



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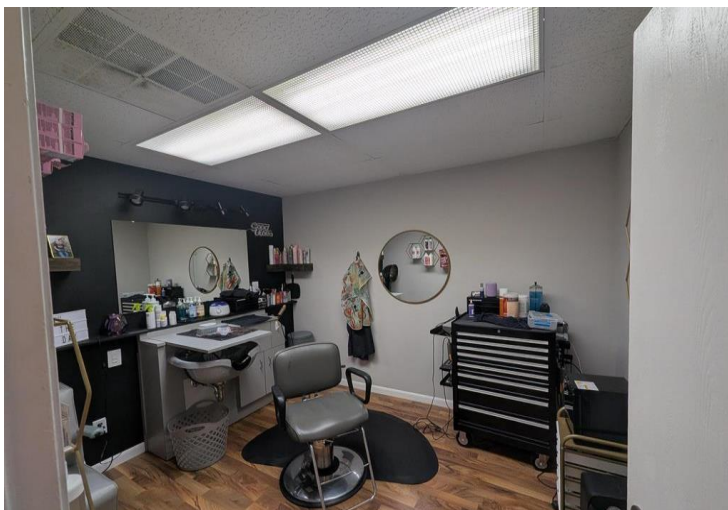
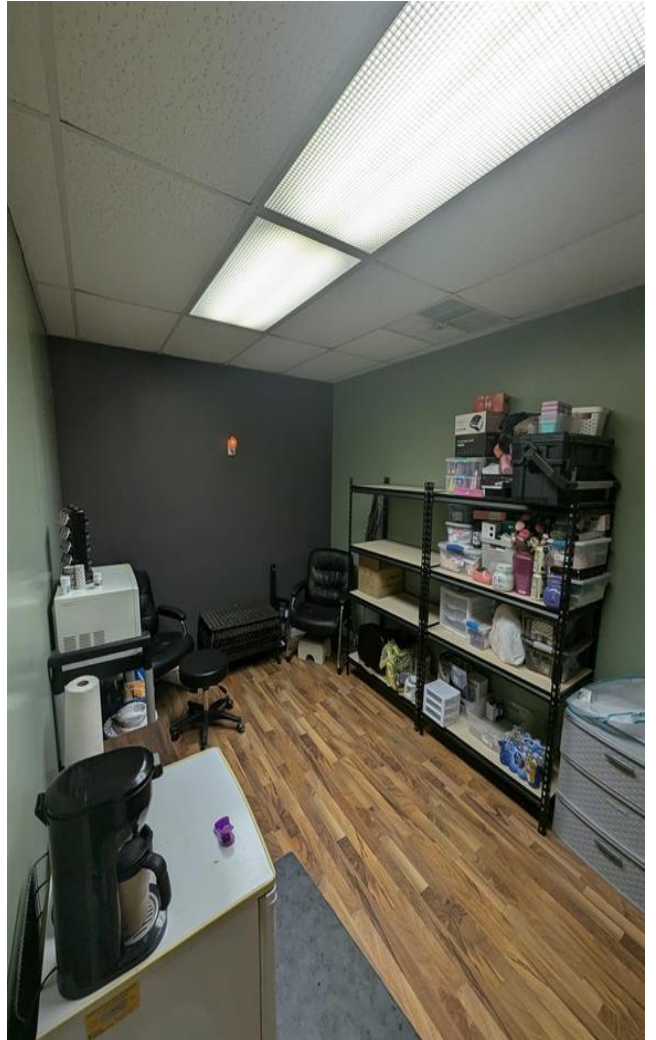
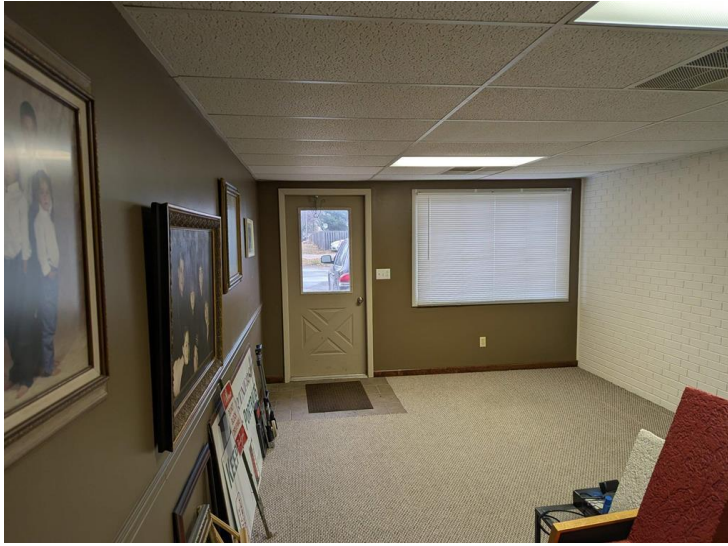
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INTERIOR PICTURES



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COMMERCIAL[®]

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JUSTIN BALL
Broker, REALTOR
Tel: (309) 323-0399
Justin.Ball@Remax.net
Lic #475.175281



JESSICA BALL
Broker, REALTOR
Tel: (309) 363-2929
JessicaBall@Remax.net
Lic #475.175281



STEVE REED
Broker, REALTOR
Tel: (309) 303-4730
StevenReed@Remax.net
Lic #475.181829

All information contained herein is deemed reliable but not guaranteed.
Each office is independently owned and operated.
Office: 3622 N Knoxville Avenue, Peoria, IL 61603