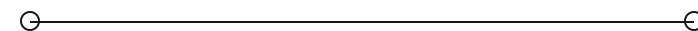


**SALE**

**907 N Hemlock**

**PRICE IMPROVEMENT!**

Le Roy, IL 61752



**PRESENTED BY:**

**JILL SPRATT**

O: 309.590.7900 x302

jill.spratt@svn.com



PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	Price Improvement! \$240,00
LOT SIZE:	0.38 Acres
BUILDING SIZE:	4,720 SF

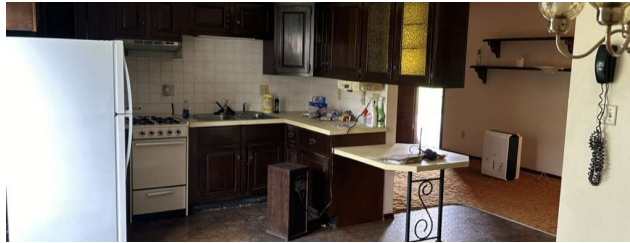
PROPERTY DESCRIPTION

Unique Commercial Warehouse property available in LeRoy, Illinois. The property includes a two door garage at 720 square feet, a 3,200 square foot warehouse with two-10 foot overhead doors and an 800 square foot living space. This beautiful and peaceful lot is located on the west side of town with easy access to Highway 150 and close to interstate 74. The property was built in 1976. The warehouse space offers a large tool bench with storage cabinets along in addition to a mop sink. The living space offers two bedrooms, a full bath and a half bath with space for washer and dryer, living room, dining room and kitchen. There is a sliding glass door with concrete patio off of the back of the living space for outdoor relaxing and hosting. Utilities for the property are through Ameren, Nicor and the City of LeRoy, The property is being sold As-Is. This property has numerous use options. Investment property, Owner Operator, Commerical buisness or personal use. Call today for a showing! 309-590-7900

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## ADDITIONAL PHOTOS



**JILL SPRATT**  
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**907 N HEMLOCK** | 907 North Hemlock Street Le Roy, IL 61752

**SVN | CORE 3** 3



LOCATION MAP



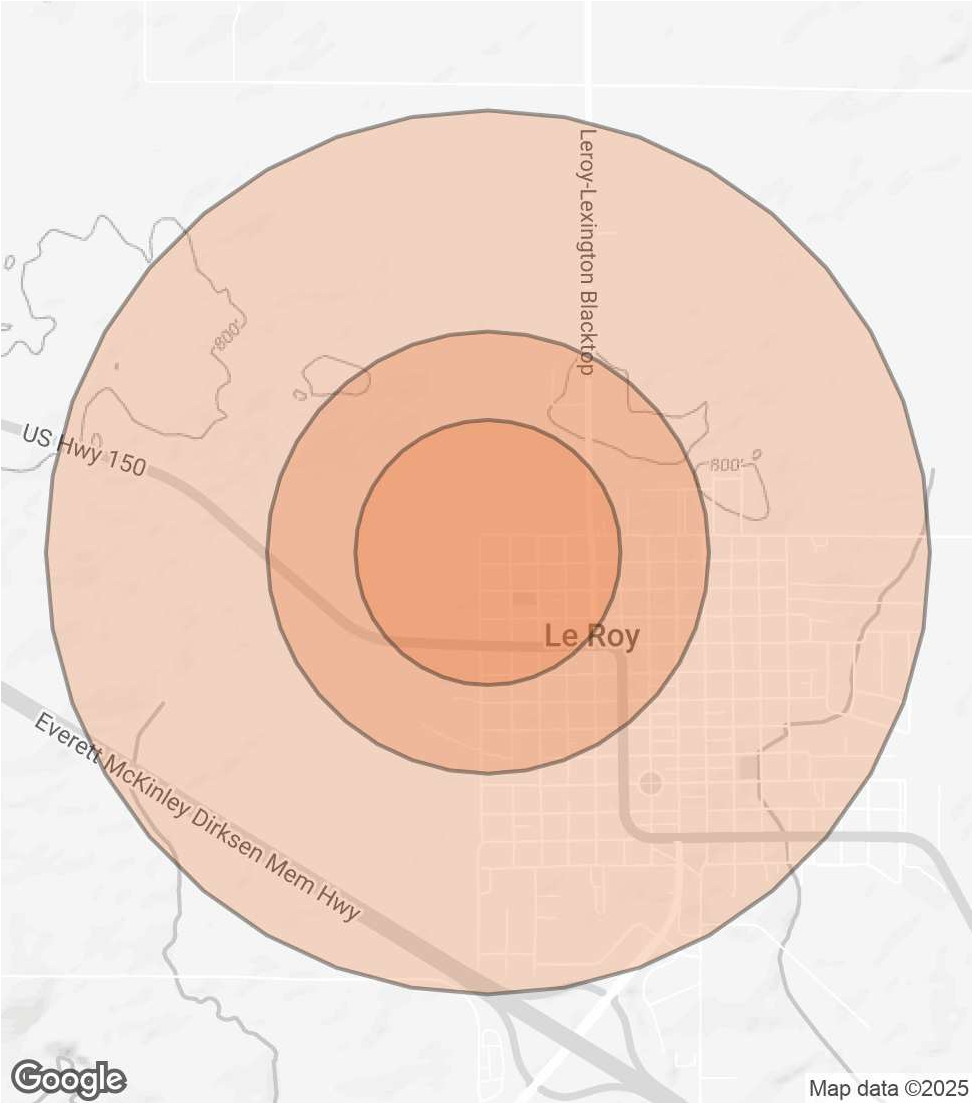
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# DEMOGRAPHICS MAP & REPORT

POPULATION	0.3 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	85	467	1,196
AVERAGE AGE	41	41	41
AVERAGE AGE (MALE)	0	0	0
AVERAGE AGE (FEMALE)	0	0	0

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	38	208	530
# OF PERSONS PER HH	2.2	2.2	2.3
AVERAGE HH INCOME	\$71,152	\$68,918	\$71,616
AVERAGE HOUSE VALUE	\$150,283	\$146,975	\$151,228

Demographics data derived from AlphaMap



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MEET THE ADVISOR



JILL SPRATT

Advisor

jill.spratt@svn.com  
Direct: 309.590.7900 x302 | Cell: 217.722.3584

PROFESSIONAL BACKGROUND

Jill was born in Illinois and has lived in Central Illinois most of her life. She also lived in Oregon for 10 years during her school years. Jill has over 25 years of experience with client relations, customer service, leadership, event planning, and project management. She is a problem solver, effective communicator, relationship builder, and has strong interpersonal skills.

Before working at SVN Core 3, Jill had the experience of working with the SVN Core 3 team firsthand through her former employer. She explains, "The company I worked for moved to a new commercial building, and the new space required an extensive renovation." Jill got to know the team well during this time and said, "The professionalism, efficiency, and attention to detail that the team upheld throughout the entirety of the project was top-notch." Because of the lasting impression SVN Core 3 made on Jill, she joined the team as a Commercial Property Manager in February of 2020.

Jill's favorite part of her position is the long-term relationships she builds with tenants, owners, and clients. She also enjoys the search for the perfect property fit for her clients. In addition to her role as our Commercial Property Manager, Jill is a licensed Real Estate Broker with her primary focus on Commercial Property Sales and Leasing.

Jill enjoys spending time with her husband, Bob, and 3 children, along with family and friends. Jill and Bob have a yellow lab named Bonnie. In her spare time, Jill has a love for cooking, traveling, going to concerts, being outdoors, and floating in their pool.

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