



PROPERTY HIGHLIGHTS

Summary: *Charming, turnkey retail/office space in the heart of Stillman Valley. Features include an open, light-filled storefront, updated finishes, private rear workspace, coat room, restroom, storage area and oversized 1-car garage! Currently configured as a barber shop and easily adaptable for office, boutique retail or service-related business. This property can also be converted back to a residential living space, offering added flexibility and long-term upside.*

Total Building: *Approx. 580 Sq. Ft., PLUS oversized 1-car garage*

Lot: *Approx. 4,080 Sq. Ft. (43' x 94.88')*

Uses: *Currently owned and occupied by Dusty's Barbershop (relocating to expand business). This bright, open space is ideal for any retail, office or service business. This property can also be converted back to a residential living space (ask broker for details).*

Year Built/Remodeled: *1940 / 2024*

Utilities: *City water / sewer*

PIN: *10-02-477-008*

Zoning: *B-1*

Taxes: *\$2,264 (2024)*

Price: *\$135,000*

FOR SALE

**Updated—Free-Standing
Retail/Office/Service Space
Stillman Valley, Illinois**

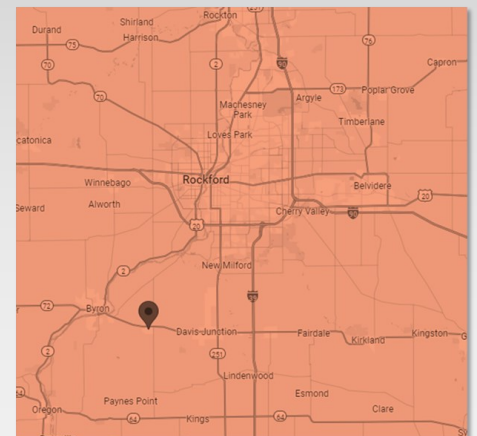
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LOCATION / USE

The subject property is located off of Rte. 72 in Stillman Valley, IL—east of Byron and Oregon and west of I-39.

The current owners are moving to grow, creating a rare opportunity in the heart of Stillman Valley! This free-standing, newly remodeled space with tons of natural light is ideal for boutique retail, office and service businesses. Added bonus—this property can be converted back into a residential living space offering added flexibility and long-term upside!





GARAGE

