



**Multi Family 5+**      MLS #: **12186907**      List Price: **\$1,500,000**  
 Status: **ACTV**      List Date: **10/11/2024**      Orig List Price: **\$1,500,000**  
 Area: **6134**      List Dt Rec: **10/11/2024**      Sold Price:  
 Address: **4908-4910 N Galena Rd , Peoria Heights, IL 61616**  
 Directions: **From Downtown Peoria take Rt 29 towards Chillicothe, past the McCluggage Bridge to Peoria Heights. If you hit the Ivy Club you've gone one drive too far.**  
 Sold by:  
 Closed Date:      Contract:      Rented Price:  
 Off Mkt:      Financing:      Mkt. Time (Lst./Tot.): **28/79**  
 Year Built: **1930**      Blt Before 78: **Yes**      Concessions:  
 Dimensions: **3.89 ACRES**      Township: **Richwoods**      CTGF:  
 Unincorporated:      County: **Peoria**  
 Zoning Type: **Commercial**      List Price Per SF: **\$0**      Sold Price Per SF: **\$0**  
 Actual Zoning: **UNK**      PIN #: **1423177005**      Multiple PINs: **Yes**  
 MIRA Zoning: **OTH**      Relist:  
 Mobility Score: -

Some photos may be virtually staged

Remarks: **Amazing multi-family community with Marina on the Illinois River in Peoria Heights with 10 apartments, a large luxurious house, and a giant boat barn. Great cash flow already with unbelievable potential to add to profits. Tons of recent improvements, lots of additional income can be generated with getting the Marina back active and leasing out additional boat barn storage. Agent Owned**

Acreage:	<b>3.89</b>	Lot SF:		Total Bldg SF:		Total # Units:	<b>11</b>	# Stories:	<b>2</b>
Basement:	<b>None</b>	# Dishwashers:		# Washers:		Wash/Dry Leased:		# Ranges:	
# Parking Spaces:	<b>30</b>	# Disposals:		# Refrigerators:		# Window AC:		Last Lease Exp:	
Apartment Info	# Units	Rooms	Bedrooms	Baths (F/H)	Monthly Income Range (Min-Max)				
Type 1	<b>8</b>	<b>2</b>	<b>1</b>	<b>1</b>	<b>0-0</b>				
Type 2	<b>2</b>	<b>3</b>	<b>2</b>	<b>1</b>	<b>0-0</b>				
Type 3	<b>1</b>	<b>6</b>	<b>3</b>	<b>2.1</b>	<b>0-0</b>				
Type 4	<b>0</b>	<b>0</b>	<b>0</b>		<b>0</b>				
Type 5	<b>0</b>	<b>0</b>	<b>0</b>		<b>0</b>				
Type 6	<b>0</b>	<b>0</b>	<b>0</b>		<b>0</b>				
Type 7	<b>0</b>	<b>0</b>	<b>0</b>		<b>0</b>				

Age: **Older**      Type of Multi-Family: **Other**      Air Cond: **Central Air, Window Unit/s**  
 Type Ownership: **Limited Liability Corp**      Location: **Lake Front, Riverfront, Water Front, Water View, Public Transport Avail, In City Limits, High Traffic Area**      Electricity:  
 Frontage/Access:      Construction:      Fire Protection:  
 Current Use: **Residential-Multi-Family, Other, Laundromat, Tenant/Leased, Warehouse**      Exterior:      Heat/Ventilation: **Forced Air, Gas, Hot Water, Radiators, Dual System, Individual Furnaces**  
 Potential Use: **Apartments, Commercial, Condominium, Hotel/Motel, Industrial/Mfg, Office and Research, Residential-Multi-Family, Restaurant, Retail, Special Use, Warehouse, Flex**      Foundation:      Utilities To Site: **Water-Municipal, Sewer-Public**  
 Client Needs:      Roof Structure:      Tenancy Type:  
 Client Will:      Roof Coverings:      Tenant Pays: **Air Conditioning, Electric, Heat, Varies by Tenant, Cable TV**  
 Known Encumbrances:      Misc. Outside: **Balcony/ies, Security Lighting**      HERS Index Score:  
 Amenities: **Cable Ready**      Indoor Parking: **13-18 Spaces**      Green Disc:  
 Monthly Assmt Incl: **None**      Outdoor Parking: **19-30 Spaces**      Green Rating Source:  
 Owner's Assoc: **No**      Parking Ratio:      Green Feats: **Tankless hot water heater**  
 Conversion: **No**      Bsmt Desc:      Possession: **Closing, Negotiable, Tenant's Rights**  
 Deconversion: **No**      Misc. Inside:      Sale Terms: **Conventional, Contract (Articles) for Deed, Owner May Help/Assist, Trade/Exchange, Negotiable**  
 Building Unit Info:      Gas Supplier: **Ameren**      Backup Info:  
    Electric Supplier: **Ameren**

Gross Rental Income:	<b>\$0</b>	Total Monthly Income:	<b>\$0</b>	Total Annual Income:	<b>\$0</b>
Gross Rental Multiplier:	<b>0</b>	Tax Amount:	<b>\$20,192</b>	Tax Year:	<b>2023</b>
Total Annual Exps:	<b>\$0</b>	Expense Source:		Expense Year:	
Annual Net Operating Income:	<b>\$0</b>	Net Oper Income Year:		Cap Rate:	
Janitor Expense (\$/src):	<b>\$0/</b>	Fuel Expense (\$/src):	<b>\$0/</b>	Electricity Expense (\$/src):	<b>\$0/</b>
Water Expense (\$/src):	<b>\$0/</b>	Trash Expense (\$/src):	<b>\$0/</b>	Insurance Expense (\$/src):	<b>\$0/</b>
Repairs/Decor Expense (\$/src):	<b>\$0/</b>	Manager Expense (\$/src):	<b>/</b>	Other Expense (\$/src):	<b>\$0/</b>

Broker Private Remarks: **Tenants at property. Parcel Numbers - 14-23-177-005 (4910) 14-23-177-006 (4908)**

Internet Listing: **Yes**      Remarks on Internet?: **Yes**      Addr on Internet?: **Yes**  
 VOW AVM: **Yes**      VOW Comments/Reviews: **Yes**      Lock Box: **None (Located at None)**

Listing Type: **Exclusive Agency**      Information: **24-Hr Notice Required, List Broker Must Accompany, No Sign on Property, Highly Confidential, Leases Available**

Where is the Buyer Agency Compensation?      Cont. to Show?:      Expiration Date: **12/31/2024**

Showing Inst: **Please contact Listing Agent. Minimum of 36 hours required. Listing agent will be present for all showings**      Broker Owned/Interest: **Yes**

Broker: **Freedom Realty - Morton (98060) / (309) 321-8167**

List Broker: **Jared Litwiller (970387) on behalf of Jared Litwiller Team (T13901) / (309) 840-5983 / jared@jaredsells.com**  
CoList Broker: More Agent Contact Info:

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NOTICE: Many properties contain recording devices, and buyers should be aware that they may be recorded during a showing.

MLS #: 12186907

Prepared By: Jared Litwiller | Freedom Realty - Morton | 11/07/2024 08:23 AM