

FOR SALE

102  
N. MAIN ST.



\$180,000

MULTI-USE PROPERTY FOR SALE  
**OFFERING MEMORANDUM**

**Tony Lombardo / [tony@psiproperties.com](mailto:tony@psiproperties.com)**

## *BUILDING INFORMATION:*

Address:	102 N. MAIN ST., ALBANY, IL, 61230
Offering Price:	\$180,000 (\$27.52/PSF)
Lot Size:	.35 AC
GLA:	6,540 SF
Occupancy:	100%
Year Built:	1871
Parking:	14 spaces
Taxes:	\$3,931.56 / \$0.60/PSF (payable 2022)

## *FEATURES:*

- New metal roof on main building
- Fully functional restaurant space with kitchen equipment/dining furniture
- Income producing 3 bedroom, 2 bathroom apartment
- 5 minutes from Cordova Dragway
- 15 minutes from Quad Cities
- 15 minutes from Wild Rose Casino and Hotel
- Detached two car garage with rooftop deck
- Potential redevelopment
- Possible different use all together

## Bar Top



## Dining Area



## Bar Tables



## Bar and Dining



Gaming



Rooftop Deck River View



Two Car  
Garage



847-496-9161 / [tony@psiproperties.com](mailto:tony@psiproperties.com)

## Kitchen/Prep Area



## Kitchen



## 2nd Floor Apartment

Living Room



Dining Room/Living Room



Master Bedroom

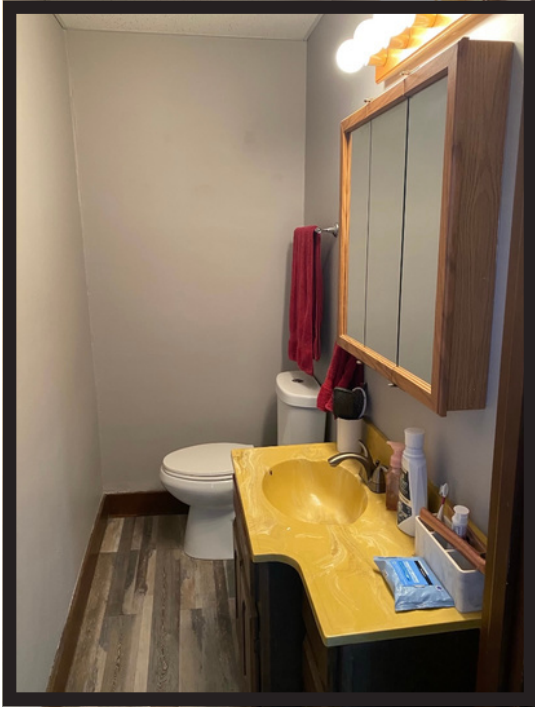


Second Bedroom



# ABOUT 102 N. MAIN ST. 2nd Floor Apartment

## Half Bathroom



## Full Bathroom



## Third Bedroom



## Full Bathroom



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## Rooftop Deck River View

COMING SOON:  
Municipality's "Party Cove"  
Boat Area

