

FOR SALE -AND- LEASE

115-121 E Union Ave
Litchfield, IL 62056



8,015 SF MIXED-USE PROPERTY

BARBERMURPHY
COMMERCIAL REAL ESTATE SOLUTIONS
1173 Fortune Blvd., Shiloh, IL 62269
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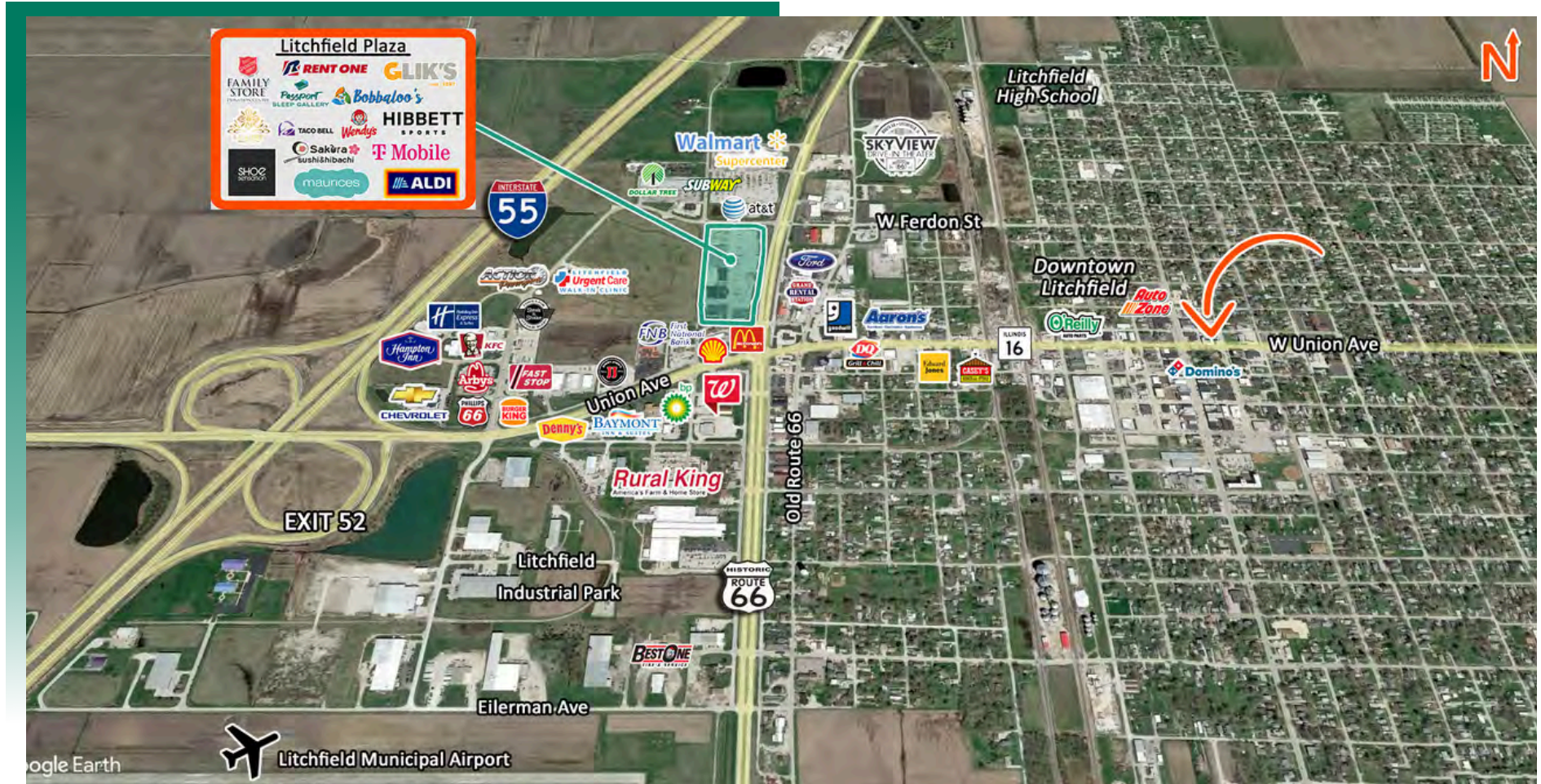
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Information herein is not warranted and subject to change without notice. We assume no liability on items included in quoted price. Broker makes no representation as to the environmental condition of the offered property and recommends Purchaser's/Lessee's independent investigation.

AREA MAP

121 E Union Ave. Litchfield, Illinois 62056



LOCATION OVERVIEW

Located directly across from the Square and Memorial Gardens in Uptown district. High traffic count area located right on highway 16. Just minutes from I-55 (exit 52) and shopping.

PROPERTY PHOTOS

121 E Union Ave. Litchfield, Illinois 62056

REGISTER AREA



PREP ROOM



DINING AREA



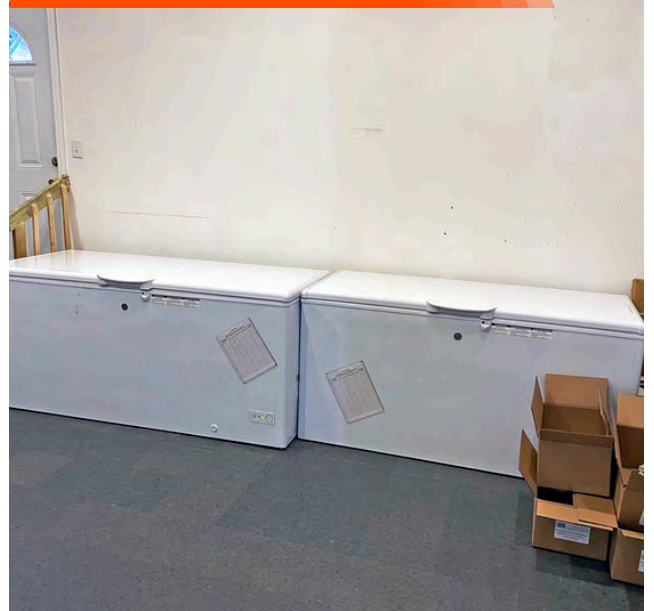
DINING AREA



APARTMENT INTERIOR



COOLERS



PROPERTY PHOTOS

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KITCHEN



KITCHEN



EXTERIOR REAR



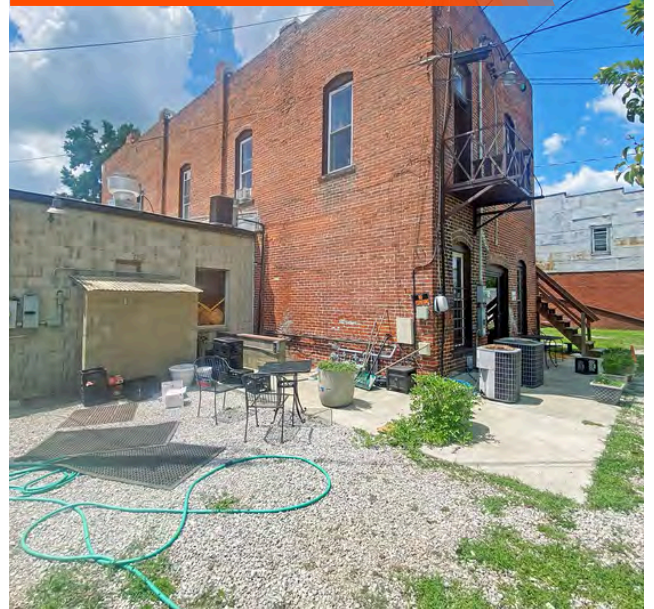
KITCHEN



KITCHEN



EXTERIOR REAR



PROPERTY PHOTOS

121 E Union Ave. Litchfield, Illinois 62056



(2) 900 SF street level spaces available for lease.

OFFICE/RETAIL PROPERTY SUMMARY

115-121 E UNION AVE

LISTING # 2964

LOCATION DETAILS:

Parcel #: 10-33-376-009, -008, -006, 005
County: IL - Montgomery
Zoning: C-2 Heavy Commercial

PROPERTY OVERVIEW:

Building SF: 8,015
Vacant SF: 1,800
Usable Sqft: 8,015
Min Divisible SF: 8,015
Max Contig SF: 2,058
Signage: Building
Lot Size: 0.25 Acres
Frontage: 88
Depth: 123
Parking Spaces: 8
Parking Surface Type: Rock

STRUCTURAL DATA:

Year Built: 1915
Yr Renovated: 2015
Building Class: B
Ceilings: 10' - 12'
Construction Type: Brick,Mixed

TAX INCENTIVE ZONES:

TIF District: Yes
Enterprise Zone: Yes
Opportunity Zone: No



SALE INFORMATION:

Sale Price: \$399,000
Lease Rate: \$12/SF
Lease Type: Gross

FINANCIAL INFORMATION:

Taxes: \$4,722.00
Tax Year: 2025

DEMOGRAPHICS:

Traffic Count: 10,200

Property Description

Investment Opportunity - 8,015 SF building for sale. Tenants include Giannis Restaurant, a frozen pizza maker, 2 upstairs apartments leased, 2 additional units under renovation. Two 900 SF street level spaces available for lease. Rear employee/tenant parking and additional parking are located in front of the building and around the city square. THIS IS IN A TIF AREA.

4 upstairs apartments (2 are finished and leased, newer wiring, plumbing, water heaters, Windows. Apartments upstairs above 119/121 are one bedroom units which are occupied. Building 115 - \$900/month. New Split A/C, newer water heater. Currently used to produce frozen pizzas. Upstairs unfinished apartments needs flooring and lighting (lease will be \$1100/month). 2 bed, 1 bath, shared washer/dryer hook ups.

Space 117 - remodeled for a gaming parlor, now currently vacant (new Split A/C, newer Water heater). Upstairs unfinished apartments needs flooring and lighting (lease will be \$1100/month). 2 bed, 1 bath, shared washer/dryer hook ups.

Building 119 and 121 E. Union is occupied by Route 66 BBQ and Southern kitchen (located in the former Giannis). Roof over the restaurant is newer.

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