



600 McKinley Avenue

is being offered at

\$449,000

EXECUTIVE SUMMARY

This hard corner lot provides excellent visibility and exposure on Highway 24/McKinley Avenue with traffic counts of 16,300 per day. Whether you plan to use the existing property as an investment, renovate it for your business, or use the land for a new development (gas station, retail), this property provides many opportunities with it's I-1 Industrial zoning in Bartonville. The building currently has two tenants on month to month leases, a mechanic and a car audio retail store. The building features 1796 SF of retail space on the main level and 3146 SF of garages/shop spaces on the main level and rear access level. There are two overhead doors on the McKinley facing side and two on the rear garages. Car lifts, heaters and hoists can be included in the sale or removed.

LISTING METRICS

2
TENANTS

4,942
BLDG SQUARE FEET

0.35
TOTAL ACRES

\$90
PRICE / SF

I-1
ZONING

\$5,805
PROJECTED TAXES

Mike O'Bryan

Justin Ball
 (309) 323-0399
 justin.ball@remax.net

Jessica Ball
 (309) 363-2929
 jessicaball@remax.net

Michael Kolbus
 (309) 258-7746
 mkolbus@remax.net



PROPERTY DETAILS

LOCATION INFORMATION

ADDRESS	600 McKinley Avenue
CITY / STATE / ZIP	Bartonville, IL 61607
COUNTY	Peoria
PARCEL ID	17-25-207-001
LOT ACRES	0.35

BUILDING INFORMATION

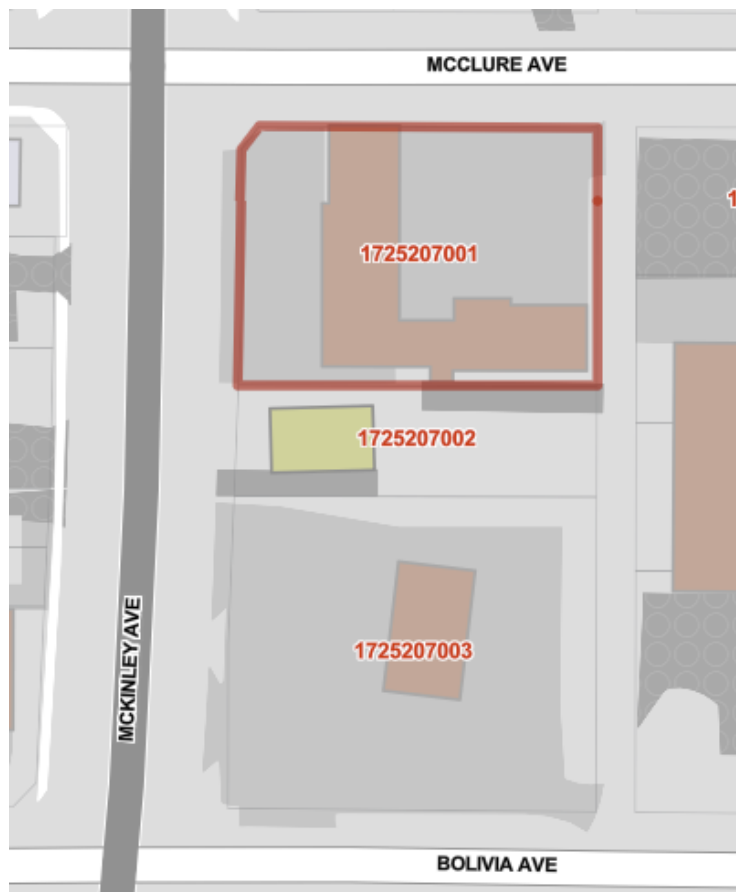
PROPERTY TYPE	Industrial
BUILDINGS	21.92' x 100'
STORIES	1
ABOVE GRADE GROSS SF	4,942
BELOW GRADE GROSS SF	0
TOTAL GROSS SF	4,942
RESIDENTIAL UNITS	0
COMMERCIAL UNITS	2
OVERHEAD DOORS	4

ZONING / LAND INFORMATION

ZONING	I-1
LAND USE	C - Commercial

TAX INFORMATION (2023)

TAXABLE VALUE	\$56,930
ANNUAL PROPERTY TAX	\$5,806
TAX RATE	10.1983%
TAX CLASS	310



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O'BRYAN AND BALL
COMMERCIAL REAL ESTATE

RE/MAX
COMMERCIAL
TRADERS UNLIMITED

DRONE PHOTOS



Mike O'Bryan

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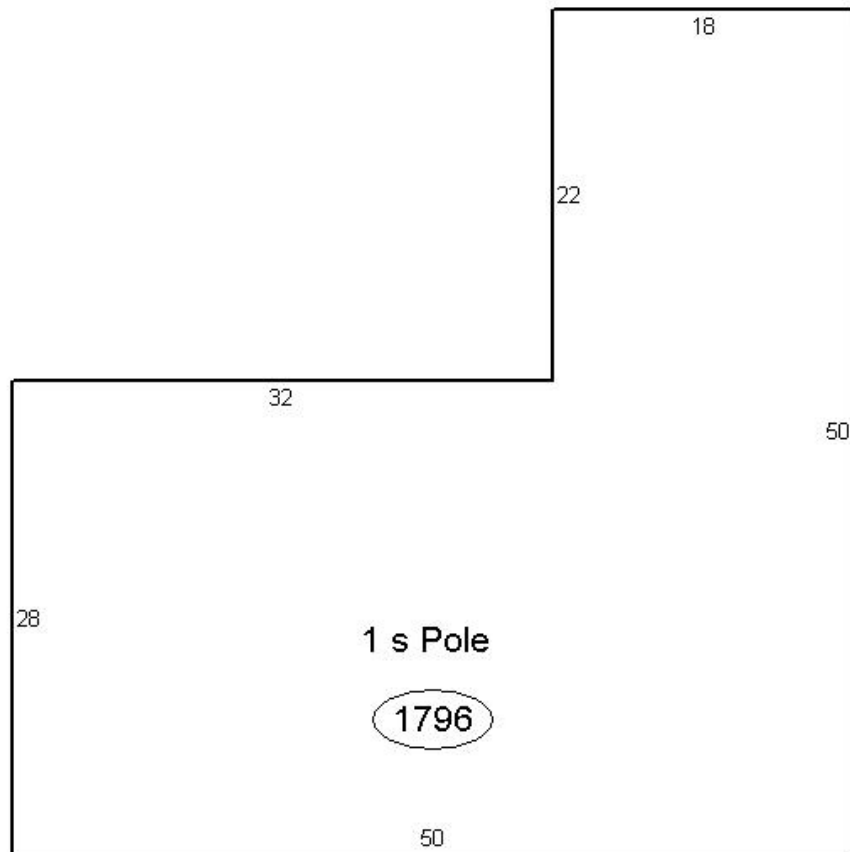
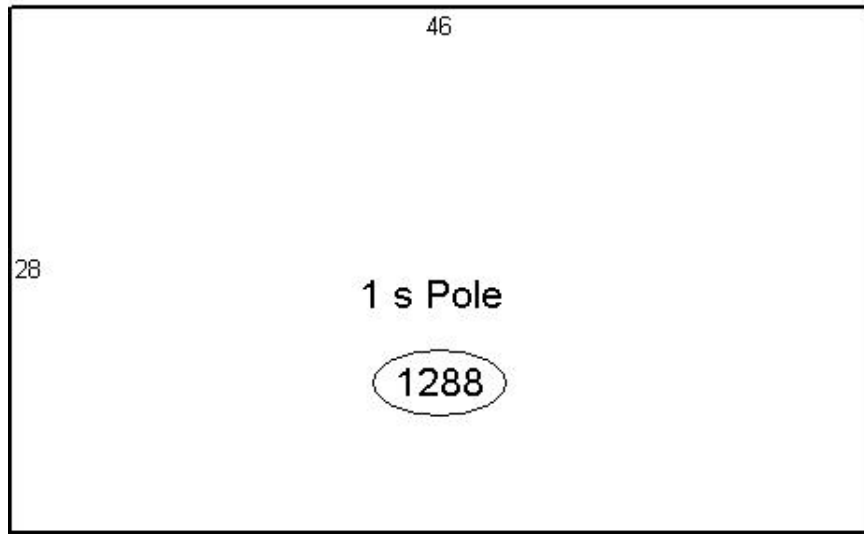
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GIS SKETCHES



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COMMERCIAL REAL ESTATE



TRADERS UNLIMITED



Mike O'Bryan
President; RE/MAX Commercial
Lic #471.006473



Justin Ball
Broker, REALTOR
Tel: (309) 323-0399
Justin.Ball@remax.net
Lic #475.175281



Jessica Ball
Broker, REALTOR
Tel: (309) 363-2929
JessicaBall@remax.net
Lic #475.175281



Michael Kolbus
Broker, REALTOR
Tel: (309) 258-7746
MKolbus@remax.net
Lic #475.213462