

1010 S 7th Street

Rochelle

Offered at \$995,000



- Completely Remodeled
- Excellent location
- Turn key opportunity
- 2 Bathrooms
- 2.5 Acres (mol)
- Sq Ft (approx)

Don't miss this turn key commercial opportunity in Rochelle! This property offers a completely renovated, approx. 2500 (mol) square foot building featuring 4 spacious, private offices, an additional breakroom/office area, and a large (19'x46' mol) open area in the center of the building with 15' ceilings, windowed walls and a 6' wide door for easy access. This area had been used as a vehicle showroom in the recent past but could be divided into additional offices or used as a beautiful lobby or reception area for your business. This building also offers 2 half bathrooms, mechanical room, welcoming entry foyer and additional storage space. This building has received the best of care and has received a new steel roof, commercial flooring, new paint, atrium style addition on the front of the building with all new windows, doors and stone facade since 2022. The second building is has been recently built and is approx. 26'x 40'. The building is insulated and heated and features a concrete floor with drains, hot and cold water and 4 large overhead doors for easy access. The asphalt parking lot, as well as all of the concrete and exterior lighting has been installed since 2022 and is in like new condition. The existing security cameras will stay. There is space for approx. 80 cars on the parking lot. This property is located just seconds north of I-88 on Rt. 251. This building is priced well below the replacement cost without the wait for a new build. Take a look today, you will not be disappointed!



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All measurements and figures are approximate. Source of information is deemed reliable, but not verified.

