



**PROPERTY HIGHLIGHTS**

**Summary:**

*Hard-corner, newer construction retail/office/flex building FOR SALE and ready for immediate occupancy / leasing in Stillman Valley, IL! Concrete slab finished; Unit demising walls framed and partially dry-walled; Utilities separately metered with individual 200a/3-ph electric in each unit; Remaining roof-top units in storage and included in sale. OWNER-OCCUPANTS, this beautiful corner building is ready to be finished out to your specifications! INVESTORS, this property is ready-to-market with up to 11,700 SF available for future tenants!*

**Total Building:**

*13,200 Sq. Ft.*

**Available Space:**

*11,700 Sq. Ft.*

**Existing Tenants:**

*Professional Office: 1,000 SF; Hair Salon: 500SF*

**Year Built:**

*2019*

**Land:**

*1.44 Acres*

**Utilities:**

*City water / sewer*

**PIN:**

*10-01-357-008*

**Taxes:**

*\$7,059 (2023)*

**Price:**

*\$549,000 (\$41.59 PSF)*

*\* Please contact broker for further tenant/lease information.*

**FOR SALE**

**Retail/Office/Flex Building  
Stillman Valley, Illinois**

**C. Shane Van Sickle**

**M: 815.979.0242**

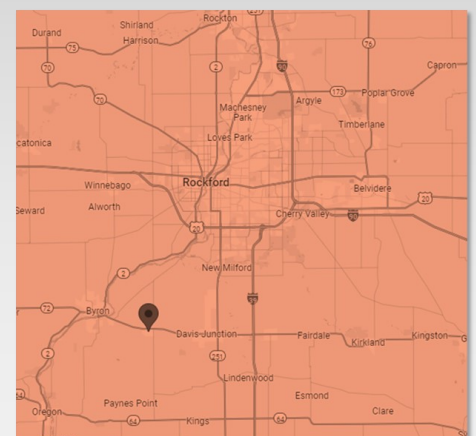
**shane@LMCOS.com**

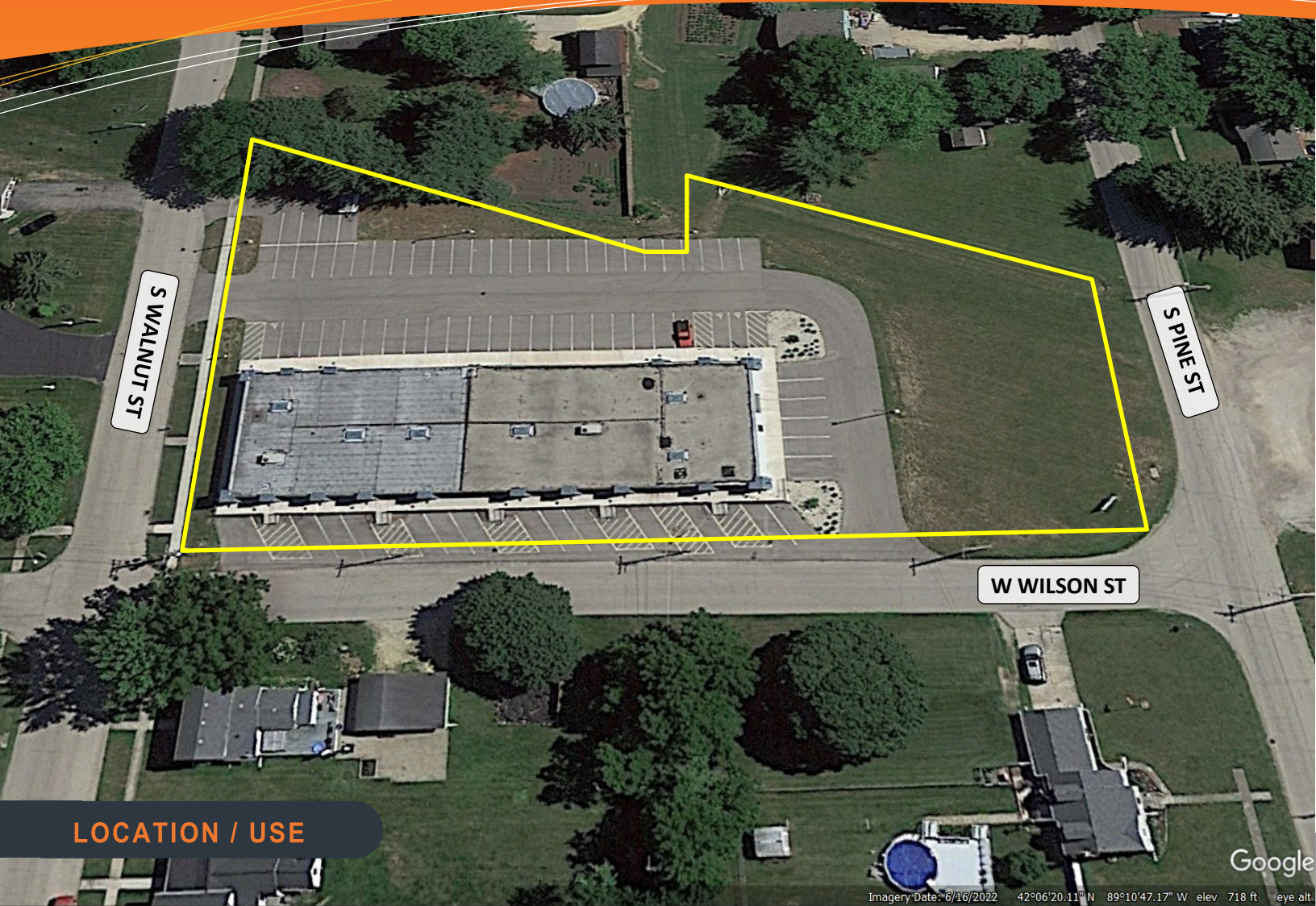
LandMark Real Estate Group

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Rockford, Illinois 61107

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## LOCATION / USE

The subject property is located off of Rte. 72 in Stillman Valley, IL—east of Byron and Oregon and west of I-39.

This newer construction neighborhood center offers flex-style units ideal for retail, food, office, medical, service and more. Many units feature overhead door access for “industrial/flex” uses.

Available at a “buy it now” number, this center is the perfect home for your business while contributing rent income from the two existing tenants—OR—investors will note the favorable sq. ft. price allowing for a favorable return.



