

130 MILL STREET UTICA, IL

FOR LEASE OR SALE

UTICA & STARVED ROCK INVESTMENT PROPERTY

The Utica Grocery has been in continuous operation since the 1960s until closing down during the pandemic. The Grocery located on the 50 yard line of Mill / Main Street is flanked by restaurants like; *Canal Port*, *Lodi Tap*, *Skoogs Pub*, *August Hill Winery*, *Joy & Eds*, *The Bickerman Building Coffee & Ice Cream* as well as tourist focused retail.

Utica is the home of Starved Rock and Matthiessen State Parks which entertain nearly 3 million visitors a year.



DETAILS:

Total Area:	± 3,800 Sq. Ft.
Lease Rate:	\$2,600/Month Gross
Asking Price:	\$289,500

COOLERS:

Total:	600 Sq. Ft. Merchandiser Refrigeration & New Wood Laminate Floor
Walk-In Reach-In Freezer:	104 Sq. Ft. (5 Doors)
Walk-In Reach-In Merchandiser:	436 Sq. Ft. (19 Doors)
Walk-In Meat Cooler:	60 Sq. Ft. (1 Door)

IMPROVEMENTS

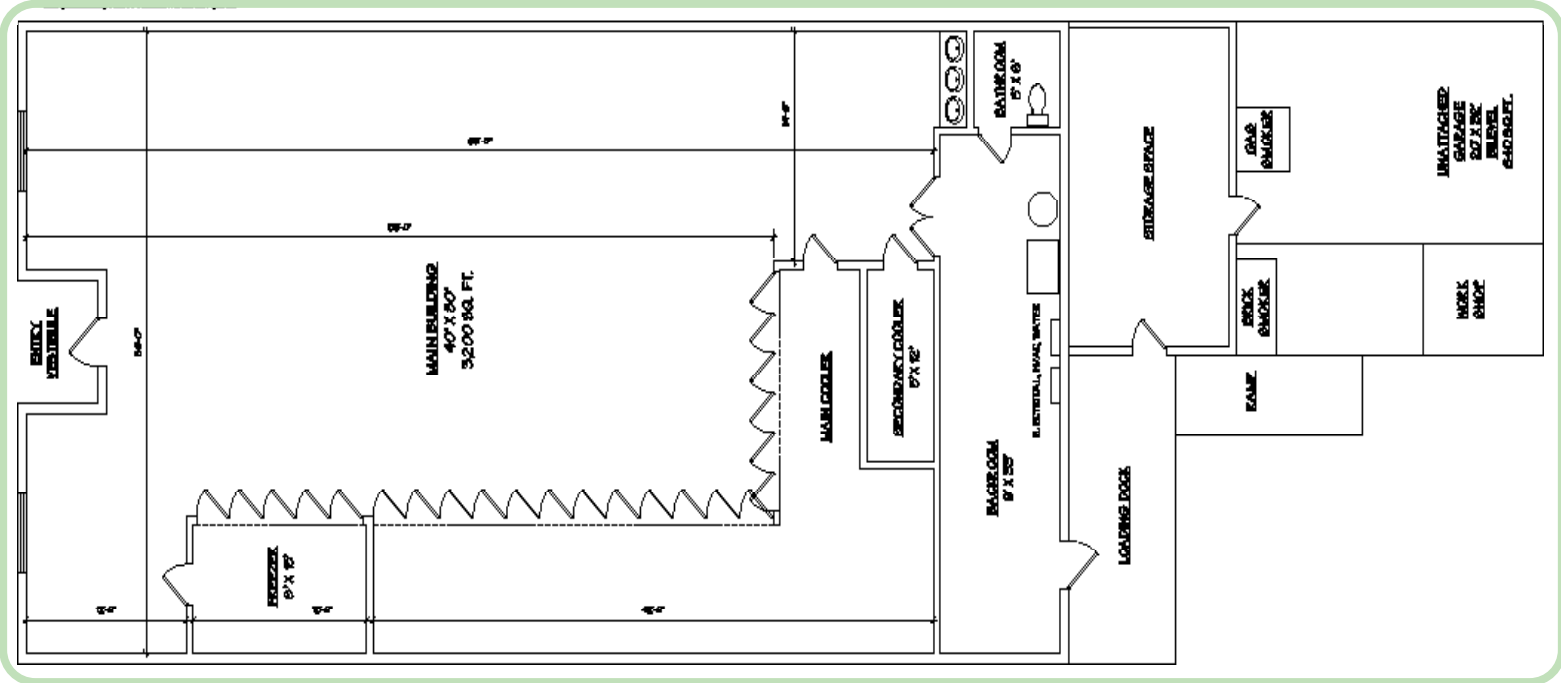
- Wood Laminate Flooring
- Recently Serviced Cooler Compressors
- HVAC Serviced
- New Water Heater
- Painted Interior
- Deep Cleaning Throughout
- Redevelopment or Mixed Use



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FLOORPLAN:



LOCATION OVERVIEW:



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