

130 MILL STREET UTICA, IL

FOR LEASE OR SALE

UTICA & STARVED ROCK INVESTMENT PROPERTY



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)

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.

IMPROVEMENTS

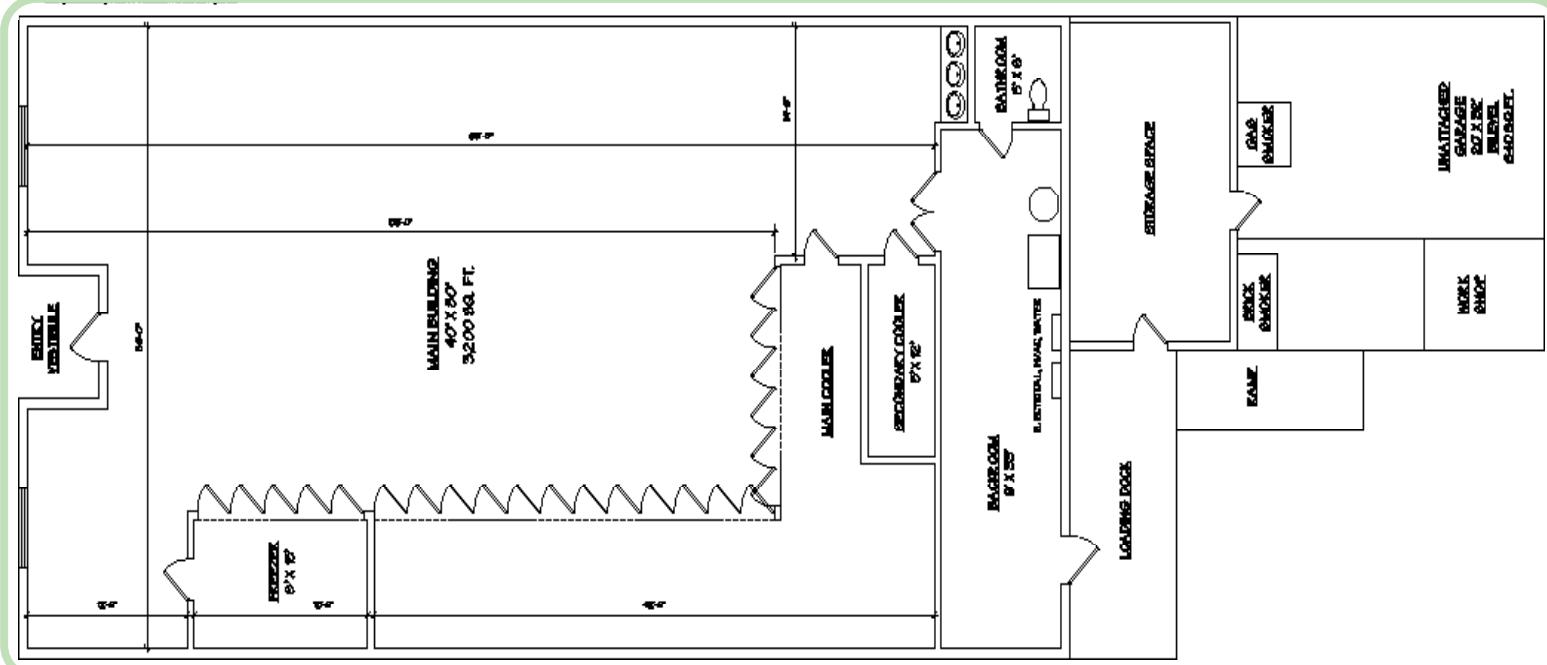
- Wood Laminate Flooring
- Recently Serviced Cooler Compressors
- HVAC Serviced
- New Water Heater
- Painted Interior
- Deep Cleaning Throughout
- Redevelopment or Mixed Use



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FLOORPLAN:



LOCATION OVERVIEW:

