

1732, 1738 AND 1744 N SHERIDAN ROAD  
PEORIA ILLINOIS 61604

# COMMERCIAL FOR SALE

**OPPORTUNITY ZONE**



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**NEW  
PRICING:  
\$189,900**

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# 1732-1738-1744 N SHERIDAN ROAD

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## FOR SALE:

## 9,450 SF RETAIL / OFFICE / WAREHOUSE THREE MULTI-USE BUILDINGS

### FOR SALE

~~\$199,900~~ **\$189,900**

This featured listing offers THREE contiguous commercial buildings located in the Sheridan Road Commercial Corridor. A unique blend of office space, upper apartments, retail, and industrial/warehouse/production spaces. Loading Dock and Overhead Doors. High visibility with 140 linear feet of retail frontage. ADA accessible with ramped sidewalk entrances.

**BUILDINGS SIZE: 9,450 SQFT**

**LAND SIZE: 0.42 ACRES**

**ZONING:**

**CN - NEIGHBORHOOD COMMERCIAL DISTRICT**

**ELECTRIC SUPPLY: 3-PHASE 440V**

**INCENTIVES: OPPORTUNITY ZONE**

Created as part of the **Tax Cuts and Jobs Acts of 2017**, Opportunity Zones provide an incentive for investors, as a temporary tax deferral. It was established to help create jobs and investment.

(Property located in Census Tract: 17143002100)

**SHERIDAN ROAD COMMERCIAL CORRIDOR:**

The City of Peoria's investment is complete with a newly engineered streetscape; bike lanes, center turn lane, ADA compatible curbing and sidewalks and handsome ornamental lighting.

### PROPERTY FEATURES

#### 1732 N SHERIDAN ROAD

##### **One Story Masonry Building**

Approximately 2,850 sqft plus basement

Drive-In Overhead Door

Raised Dock with Overhead Door

Parking in Rear / Hard Surface Lot

New Roof (2023)

#### 1738 N SHERIDAN ROAD

##### **Two Story Masonry Building**

##### **Mixed-Use Property**

Approximately 3,600 sqft plus basement

Second Floor: 4 Multifamily Apartment Units with a common access stairway and landing

Drive-In Overhead Door

Parking in Rear / Hard Surface Lot

New Roof (2020)

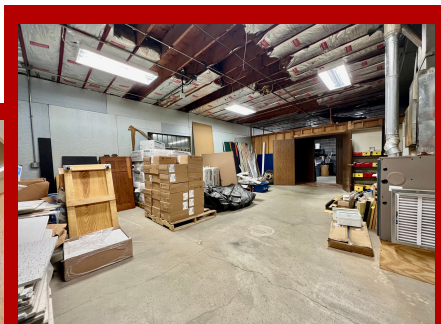
#### 1744 N SHERIDAN ROAD

##### **One Story Masonry Building**

Approximately 3000 sqft plus basement

Front Entrances: 3 Private Entrances

Large grass lot in rear.



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