



1732, 1738 AND 1744 N SHERIDAN ROAD  
PEORIA ILLINOIS 61604

# COMMERCIAL FOR SALE

OPPORTUNITY ZONE



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

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**1732-1738-1744 N SHERIDAN ROAD**  
PEORIA, ILLINOIS 61604

**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**

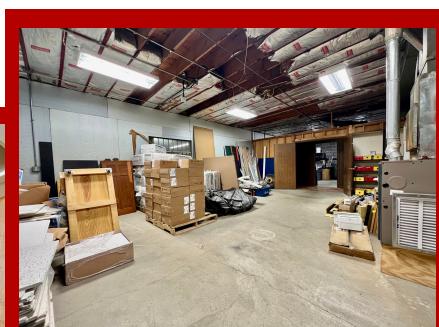
**INCENTIVES: OPPORTUNITY ZONE**

Created as part of the **Tax Cuts and Jobs Act 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.



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**KW** PREMIER  
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