

**601** NE Perry Avenue

PEORIA, IL 61603



**RE/MAX**  
COMMERCIAL®  
TRADERS UNLIMITED

# FOR SALE | 601 NE PERRY AVE

ASKING PRICE: \$199,900



## EXECUTIVE SUMMARY

This residential investment property sale is for two parcels that in total have 2 duplexes (4 total units, all occupied, professionally managed) and a vacant apartment building that has begun being gutted to be ready for renovation. The Peoria County PROVAL records list the apartment building as 14, 1 bedroom 1 bathroom/studio units (see Associated Docs). Ameren meters have been removed, utilities turned off, and the boiler in the basement is not functional. Duplexes are all 2 Bedroom/1 Bathroom units. There is also a garage and shed in the rear of the property.



**10,251**  
TOTAL SF



**MULTI-FAMILY  
INVESTMENT**  
PROP TYPE



**18**  
UNITS



**R-8**  
ZONING

CLICK [HERE](#) FOR LINK TO

- Property Photos & Videos
- Floorplans
- County Records



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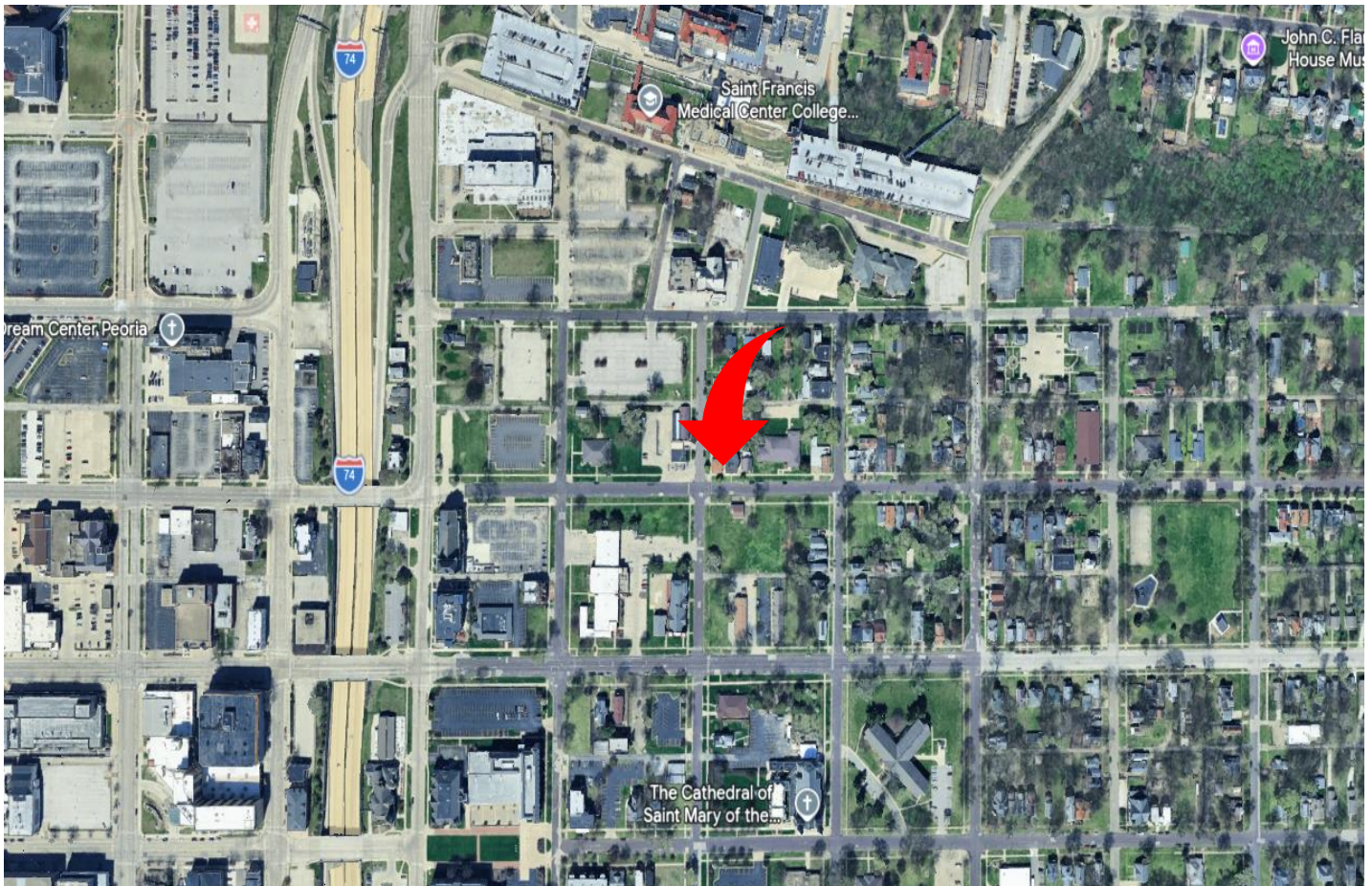
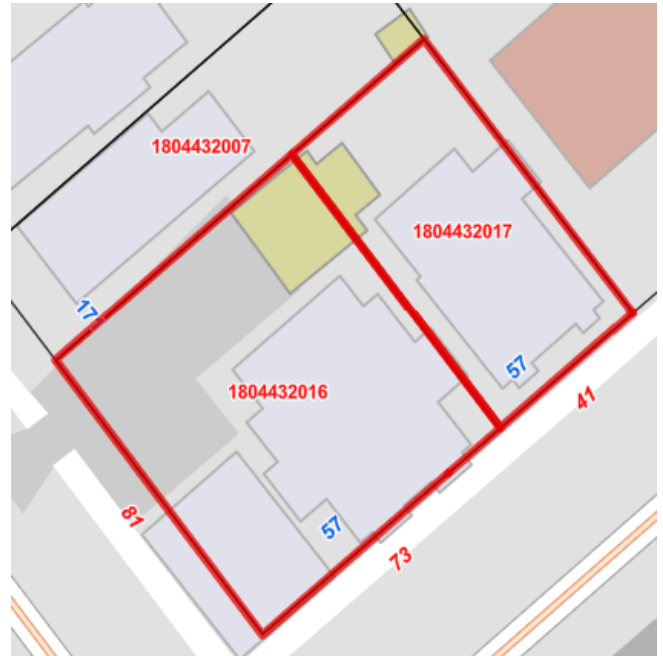
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## PROPERTY INFORMATION

ADDRESS	601 NE Perry Ave
CITY / STATE / ZIP	Peoria, IL 61603
PARCEL ID(s)	18-04-432-016, 18-04-432-017
PROPERTY TYPE	Multi-Family, Investment
ZONING	R-8
TOTAL LOT ACRES	0.22
AVAILABLE SF	6,927
# UNITS	18



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EXTERIOR PICTURES



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INTERIOR PICTURES



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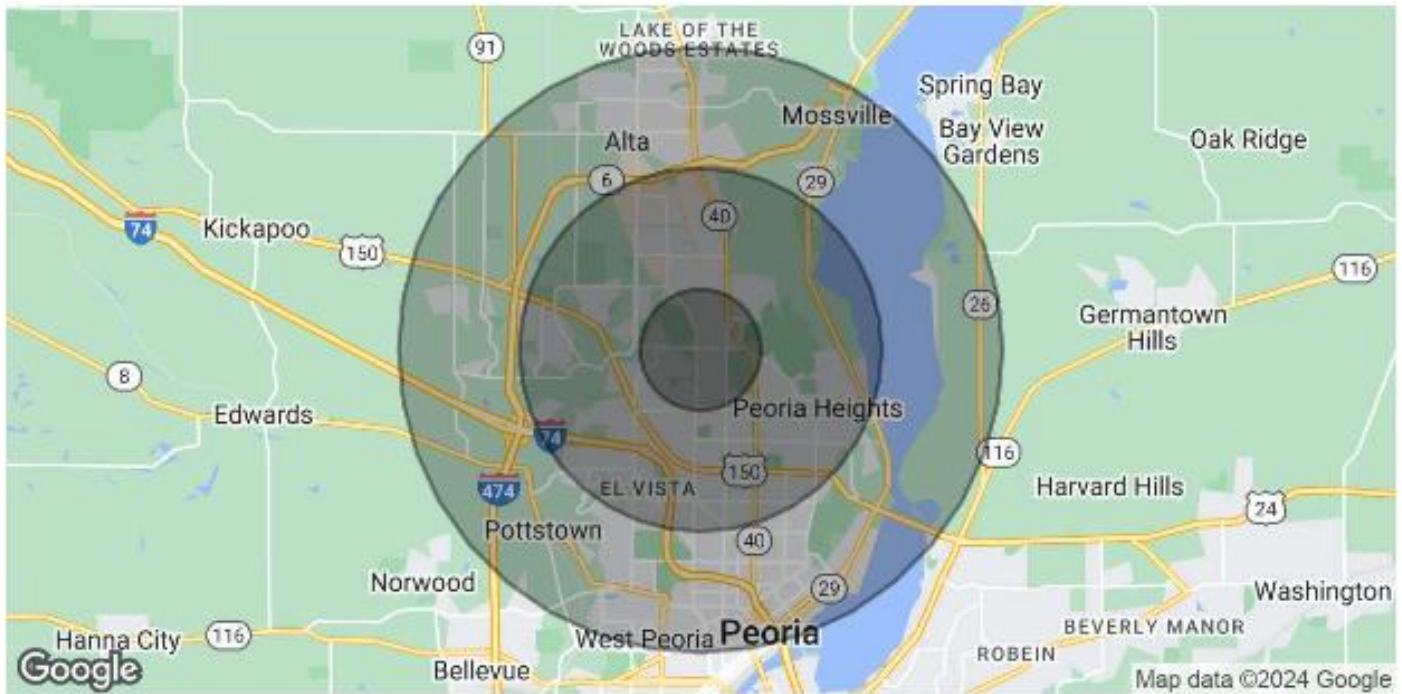
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## PEORIA AREA DEMOGRAPHICS



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,961	56,008	112,408
Average Age	43	42	40
Average Age (Male)	41	40	38
Average Age (Female)	45	44	41
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,613	25,801	48,171
# of Persons per HH	2.2	2.2	2.3
Average HH Income	\$81,064	\$79,136	\$84,840
Average House Value	\$184,218	\$167,525	\$177,845

Demographics data derived from AlphaMap



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All information contained herein is deemed reliable but not guaranteed.  
Each office is independently owned and operated.  
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