

1409 SW JEFFERSON AVE

PEORIA, IL 61605



PROPERTY DESCRIPTION

This all brick warehouse, Vachon Brake Service and Parts, is located downtown on the busy corner of SW Jefferson Ave and N McArthur Hwy. This 9,060 sq. ft. building has 7 garage doors, multiple restrooms, storage rooms and offices, 4 overhead heaters and 3 phase electric. 14+ ft high ceilings. Overhead door sizes are 12' x 11' and 12' x 13'. There is a revenue generating billboard on one of the vacant parcels with a contract coming up for renewal. Equipment also available for brake service, lifts, wheel balance and alignment, drive shaft and engine balance.

OFFERING SUMMARY

Sale Price:	\$210,000
Lot Size:	20,143 SF
Building Size:	9,060 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	264	730	3,227
Total Population	648	1,760	7,224
Average HH Income	\$31,855	\$31,258	\$38,005

O'BRYAN AND BALL
COMMERCIAL REAL ESTATE

RE/MAX
COMMERCIAL

TRADERS UNLIMITED

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CommercialPeoria.com Office: 3622 N Knoxville Ave
Peoria, IL 61603

FOR SALE

OFFICE BUILDING

ADDITIONAL PHOTOS

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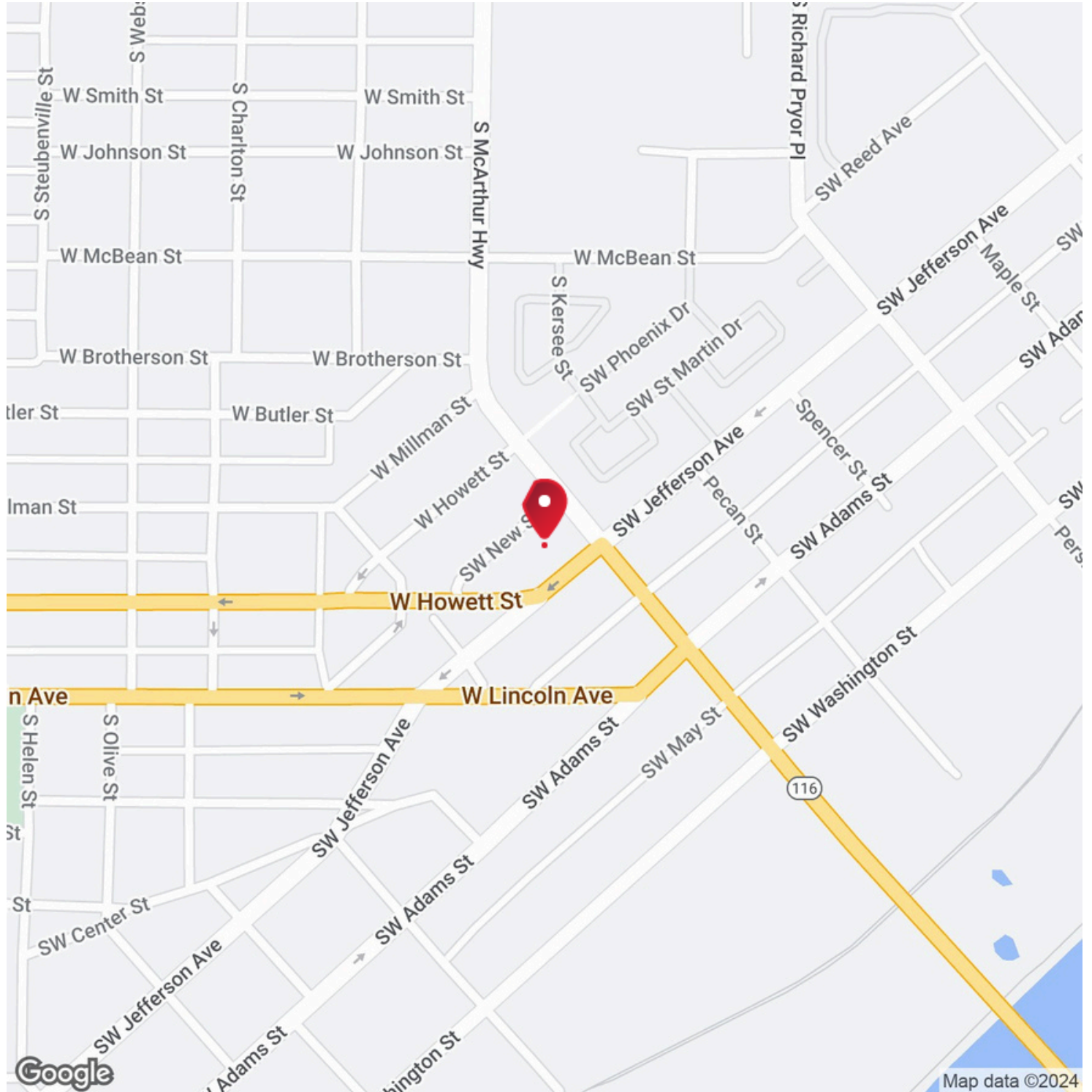
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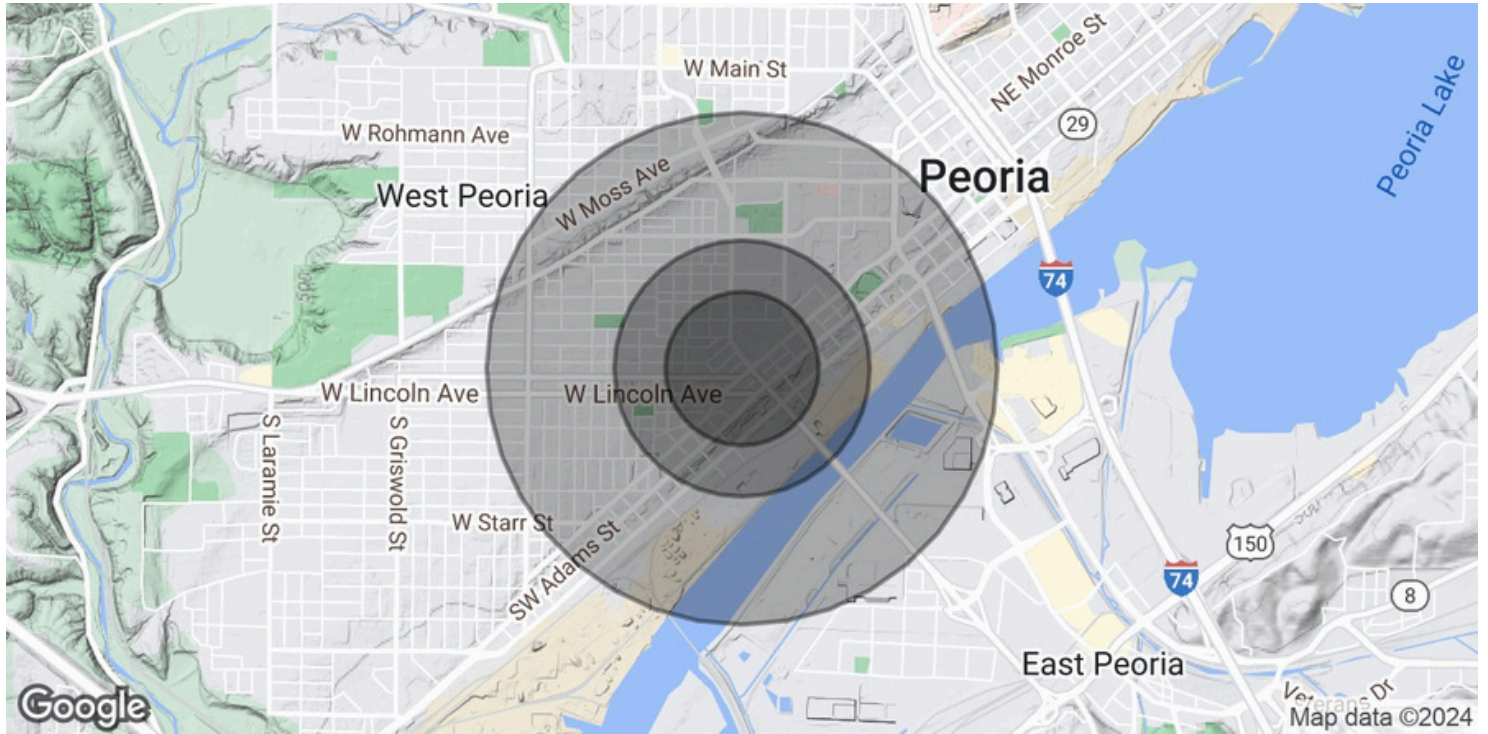
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POPULATION

0.3 MILES

0.5 MILES

1 MILE

Total Population	648	1,760	7,224
Average Age	35	35	37
Average Age (Male)	0	0	0
Average Age (Female)	0	0	0

HOUSEHOLDS & INCOME

0.3 MILES

0.5 MILES

1 MILE

Total Households	264	730	3,227
# of Persons per HH	2.5	2.4	2.2
Average HH Income	\$31,855	\$31,258	\$38,005
Average House Value	\$78,972	\$92,549	\$116,533

Demographics data derived from AlphaMap

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About the O'Bryan and Ball Team



Our team takes pride in our ability to inspire confidence and in building long-term relationships with our clients. It begins and continues with serving their interests and their interests alone. This approach provides us the ability to serve our clients today, tomorrow, and always. Our team has over 40 years of experience in commercial real estate that includes expertise in agricultural & recreational land sales, the public health industry, office leasing, and retail & industrial tenant/buyer representation. We've mastered the skill of developing marketing plans designed for sellers that ensure the highest price is realized for the property.

Mike O'Bryan, President of RE/MAX Traders Unlimited Commercial, is recognized as one of the region's top real estate professionals and has received numerous awards and acknowledgements. In 2018, Mike was one of the four recipients of the National Commercial Award from the National Association of Realtors. He was awarded the Outstanding Sales Achievement Award by REMAX International for #1 Commercial Sales Associate in 2022 for the St. Louis region. He was also recognized in 2020 by RE/MAX International as one of the top 50 Commercial Sales Associates in the US (#41) and top 100 in the world (#99).

Jessica and Justin Ball are both REALTORS with RE/MAX Traders Unlimited Commercial. They have helped a variety of small and large clients with buying, selling and leasing commercial properties (multifamily, office, retail, warehouse, industrial, farm and land). As real estate investors in both residential and commercial properties, developers and business owners, they have first-hand knowledge to bring to representing their clients.

Our past and current clients include CSE Software, Methodist Medical Center of Illinois, Caterpillar, Inc., Boy Scouts of America, OSF Healthcare and Peoria Academy.

Our team is active in many local and national organizations including the National Association of Realtors, Peoria Area Commercial Association of Realtors, Peoria Rotary North, Impact Central Illinois, the Peoria Area Chamber of Commerce, Ronald McDonald House Charities of Central Illinois, Bradley University Braves Club Board, Heart of Illinois Big Brothers Big Sisters, Redeemer Lutheran Church, Peoria First Business Network International (BNI), and Hooked on Fishing Camp.



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