

# JUST LISTED

## 130 E MADISON STREET OTTAWA, IL 61350

Sale Price:	\$500,000
Building Size:	±5,452 SF Total SF (or ±2,736 per floor)
Age:	1940
Current Use:	Unoccupied
Outdoor Parking:	Greater than 30 off-street and 5 at the front of the building
Tenants Pay:	N/A
Lockbox at the building	

Nestled just off the beaten path in the heart of downtown Ottawa, this turnkey two-story commercial building is a hidden gem. With 5,452 SF in total area, split evenly across two floors, it is perfect for a restaurant, office, or medical/law practice. With an open floor plan throughout, the building can be tailored to your vision and usage. How does a restaurant or office with expansive views of the Fox River sound? Both floors are walk-outs and can be separate units with separate entrances. The property includes ample off-street parking with an entire city lot behind the building. Just a few steps from Ottawa's courthouse, restaurants, shops, parks, and the River Walk, where the Illinois and Fox River meet. Ottawa has a little something for everyone so claim this unique opportunity today.



**JEFF HALLBERG**  
PRINCIPAL

303.725.6019 (cell)

303.296.8500 (office)

[jhallberg@lee-associates.com](mailto:jhallberg@lee-associates.com)

<https://lee-associates.com/denver>



**LEE &  
ASSOCIATES**

COMMERCIAL REAL ESTATE SERVICES

717 17th Street, Suite 650  
Denver, CO 80202