

# INVESTMENT OPPORTUNITY

## WASH N DRY LAUNDROMAT

1245 E Bluff St Marseilles, IL 61341



SALE PRICE

\$250,000

**Nick Ferro**

815.405.3679

nferro@cbcregroup.com

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# PROPERTY SUMMARY

## WASH N DRY LAUNDROMAT

1245 E Bluff St Marseilles, IL 61341



### PROPERTY HIGHLIGHTS

- - 2,500 SF free-standing building
- - Built in 1956
- - Zoned for business use
- - Existing Laundromat
- - Strategic location in Marseilles area
- - High visibility and accessibility for retail ventures
- - Potential for a variety of business opportunities

### OFFERING SUMMARY

Sale Price:	\$250,000
Number of Units:	1
Lot Size:	0.88 Acres
Building Size:	2,500 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	139	229	1,076
Total Population	334	548	2,585
Average HH Income	\$80,894	\$79,453	\$75,044

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# PROPERTY DETAILS

## WASH N DRY LAUNDROMAT

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Building Name	Wash N Dry Laundromat
Property Type	Retail
Property Subtype	Free Standing Building
APN	24-18-421-044, 028, 048
Building Size	2,500 SF
Lot Size	0.88 Acres
Year Built	1956
Number of Floors	1
Average Floor Size	2,500 SF
Number of Buildings	1

Presenting an exceptional value-add investment opportunity, the 2,500 SF free-standing building at 1245 E Bluff St is an ideal prospect for retail investors. The entire property is zoned for business. The existing building is currently operating as a laundromat with 20 washers and 20 dryers. The remaining property provides a strategic location for retail ventures seeking high visibility and accessibility. Positioned in the vibrant Marseilles area, this property represents a compelling opportunity for investors seeking a promising commercial asset in a thriving market.



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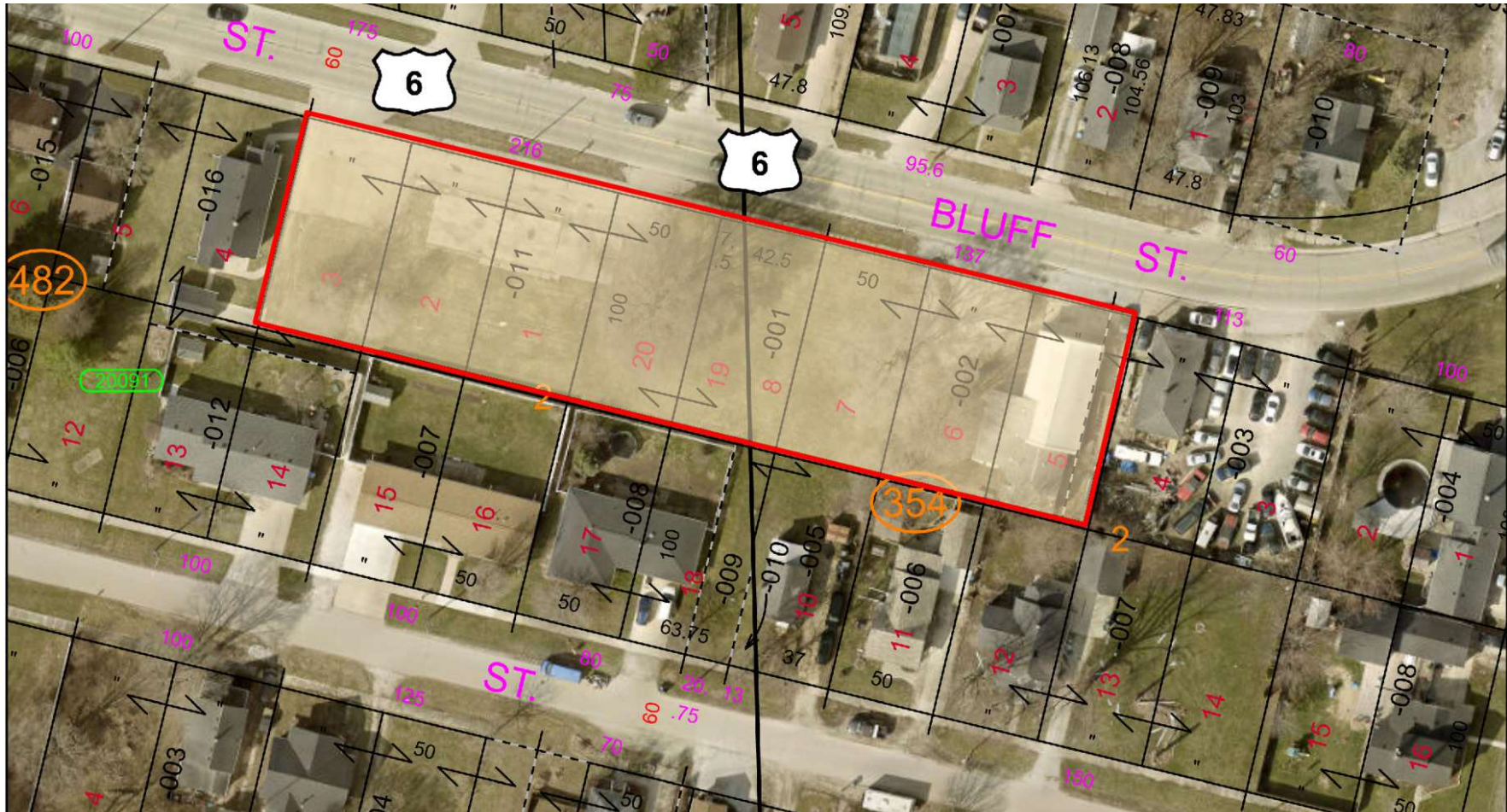


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# SITE

## WASH N DRY LAUNDROMAT

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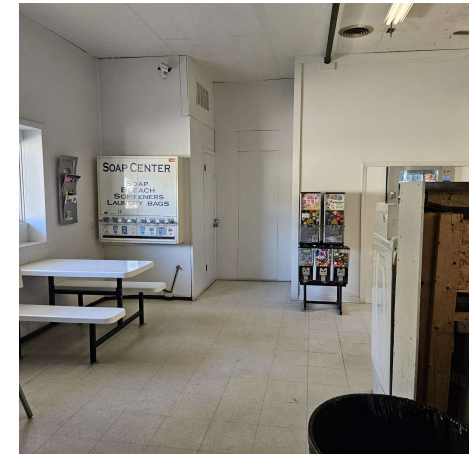
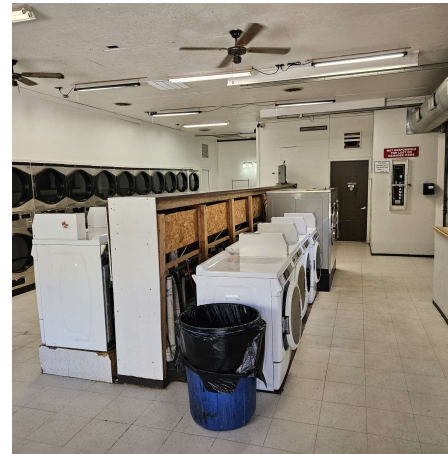


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# PHOTOS

## WASH N DRY LAUNDROMAT

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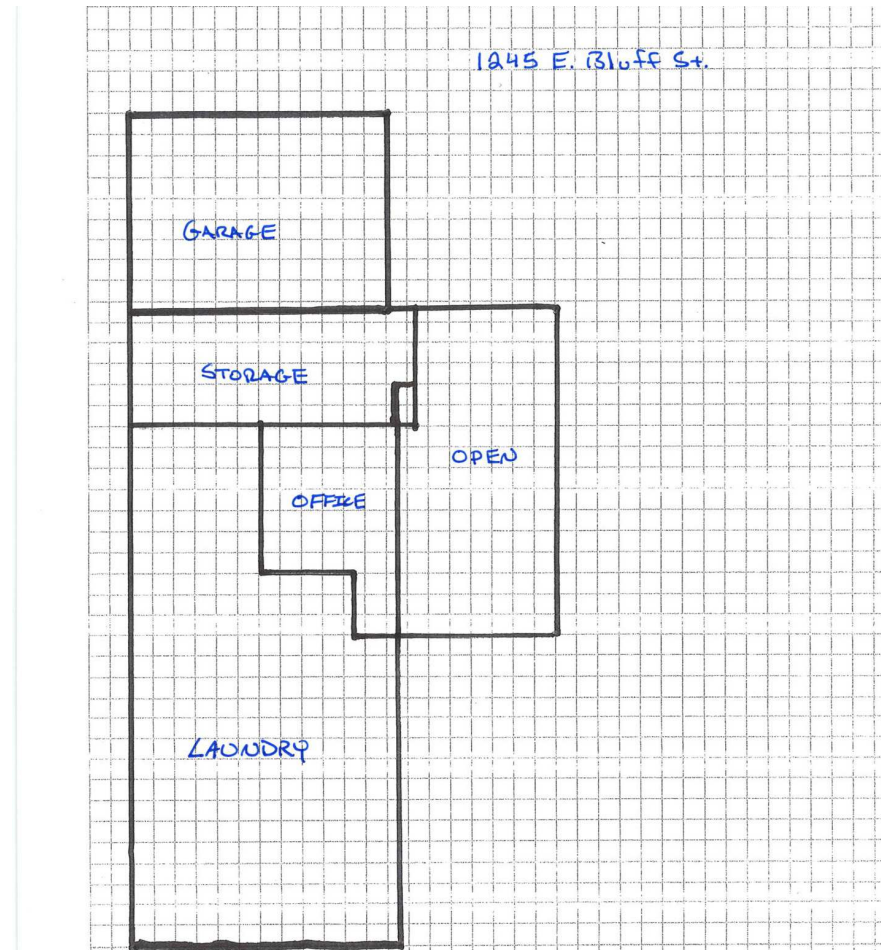
**Nick Ferro**  
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# FLOOR PLAN

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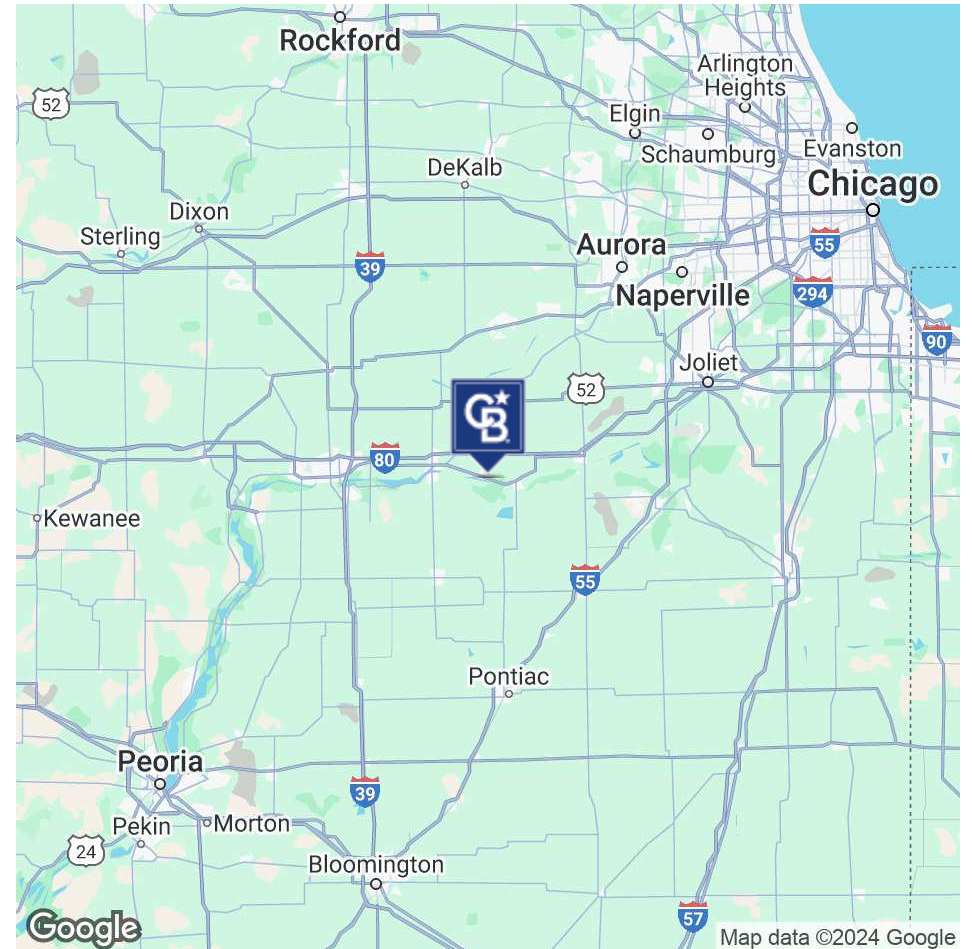


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# MAPS

## WASH N DRY LAUNDROMAT

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# DEMOGRAPHICS

## WASH N DRY LAUNDROMAT

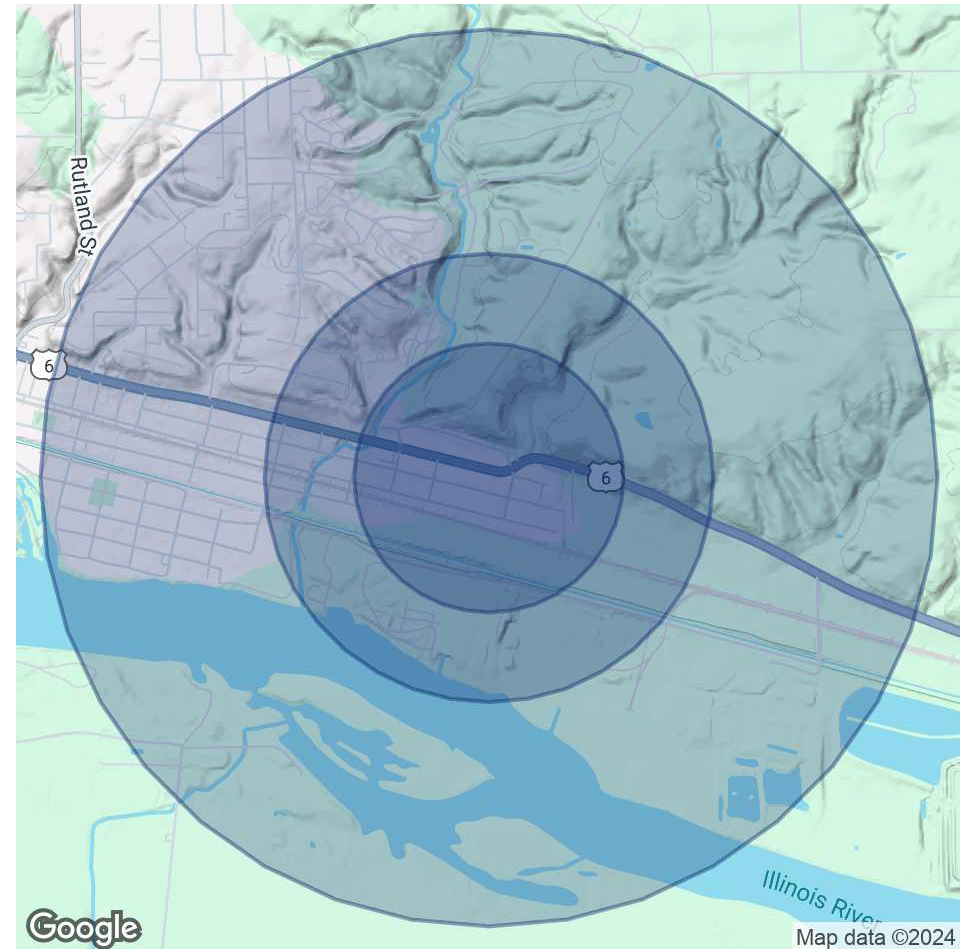
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	334	548	2,585
Average Age	43	42	41
Average Age (Male)	43	42	40
Average Age (Female)	43	42	42

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	139	229	1,076
# of Persons per HH	2.4	2.4	2.4
Average HH Income	\$80,894	\$79,453	\$75,044
Average House Value	\$196,033	\$190,777	\$159,504

Demographics data derived from AlphaMap



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