

COMMERCIAL BUILDING 7405 N UNIVERSITY ST - PEORIA



**FOR SALE
or LEASE:**

7,970 SF RETAIL/OFFICE
\$375,000 or \$12.00 PSF - NNN

PROPERTY FEATURES

- 7,970 SF commercial property for sale or lease on north University.
- Located just north of the intersection of University and Willow Knolls Drive.
- Building was most recently occupied by a fitness group.
- Includes two large open areas in the front with multiple offices in the middle and rear of the building.
- Could be divided to offer two separate units.
- Located on a 1.54 acre site which includes abundant paved parking in the rear.

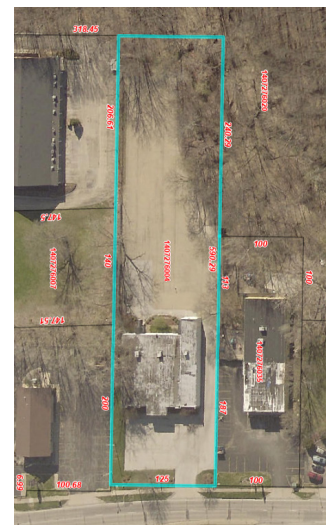
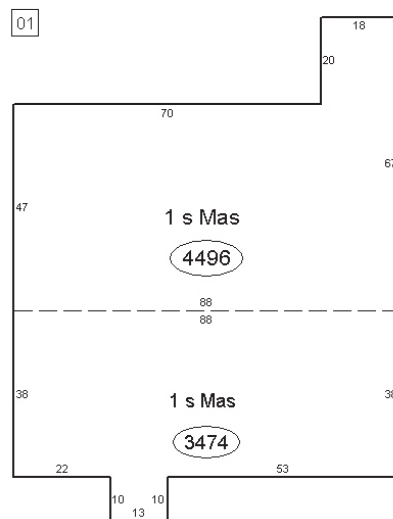


COMMERCIAL BUILDING 7405 N UNIVERSITY ST - PEORIA



PROPERTY DETAILS

PROPERTY TYPE	RETAIL/OFFICE
SQUARE FEET	7,970 SF
LAND SIZE	1.54 ACRES
PARKING	ON SITE LOT
ZONING	C-1
REAL ESTATE TAXES (2022)	\$13,134.94
SALE PRICE	\$375,000
LEASE PRICE	\$12.00 PSF - NNN



Will Hayes

E-MAIL: Willhayes@josephcamper.com
CELL: 309-643-0717

5001 N. University St., Peoria, IL | 309-691-5919
WWW.JOSEPHCAMPER.COM