



FOR SALE

**FOR MORE
INFORMATION
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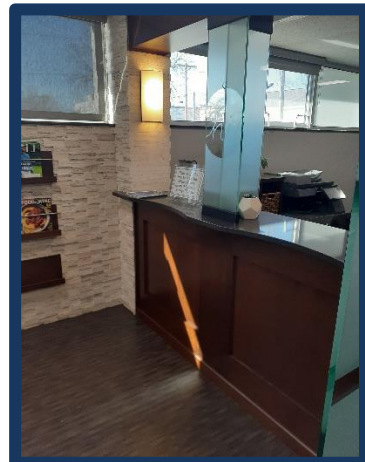
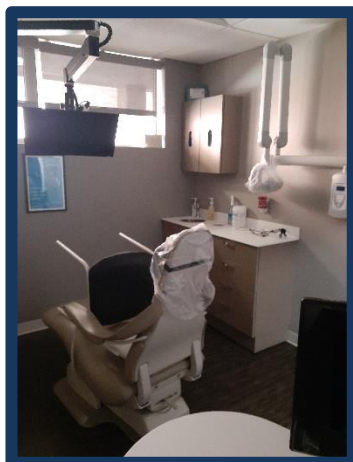
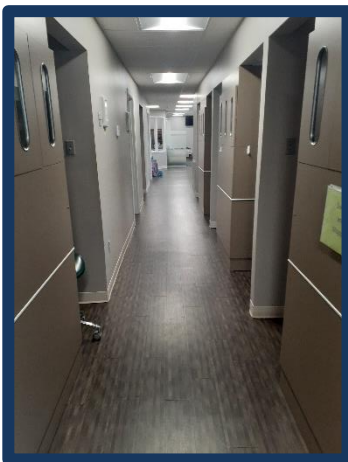
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5,645 SF PROFESSIONAL BUILDING FOR SALE

1117 and 1119 Washington St, Highland, IL 62249

- 5,645 SF Building Downtown Business District
- Currently leased to a Dentist Office & Fitness Center
- Dentist lease through July 2025 – Modified Gross \$6,000/ month
- Modified Gross Fitness Center Lease starts April 2024 for 1 year - \$850/ month, modified gross
- Sale would include Parking Lot on 12th Street (30 Cars)
- Building in excellent condition, current updates include newer HVAC and windows
- Zoned Commercial-Central Business District
- All Dental Equipment will be removed when the lease expires
- Sale Price: \$595,000.00



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Information herein is not warranted and subject to change without notice. We assume no liability for errors on items included in quoted price. Broker makes no representation as to the environmental condition of property and recommends Purchaser's / Tenant's independent investigation.