COMMERCIAL PROPERTY IN THE CBD 201 NE ADAMS ST - PEORIA



FOR SALE:

12,658 SF OFFICE/COMMERCIAL SPACE \$799,000

oseph & Camper

COMMERCIAL

PROPERTY FEATURES

- 2 Story block/concrete commercial building available for sale in the central business district. On the corner of Adams and Hamilton.
- The building offers a total of 12,658 sf above grade.
- 1st and 2nd floor are each 6,329 sf. Additional 6,329 sf in the basement that is usable space with tall ceilings.
- Heavy concrete construction on steel deck allows for additional stories to be built.
- Freight elevator provides access to all three levels of the building.
- 400 amp 440 volt electrical.
- New Boiler system installed in 2020
- Small warehouse area on the east side of building with an overhead drive in door.
 Basement and second level can be used as office, retail or warehouse space.
- Prime downtown location adjacent to the Peoria County Courthouse and the Caterpillar Administration building. One block from the new OSF Headquarters.





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PROPERTY DETAILS

PROPERTY TYPE	Commercial
SQUARE FEET	12,658 SF (2 floors) Additional 6,329 SF basement
ZONING	B1 - Central Business District
YEAR BUILT	1964
PARKING:	4-6 spaces in circle drive Abundant parking in attached deck
REAL ESTATE TAXES (2022)	\$19,049.02
SALE PRICE	\$799,000



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