

# COMMERCIAL BUILDING

## 1916 N KNOXVILLE AVE - PEORIA



**PRICE REDUCED!!!**

# FOR SALE:

11,410 SF RETAIL/OFFICE  
~~\$499,000~~ \$449,000

## PROPERTY FEATURES

- 11,410 SF retail/office building for sale on North Knoxville.
- Building is two levels with 5,705 SF per floor.
- Main floor is currently setup with some large open showroom areas.
- Upper level has a mixture of open area and some private offices.
- Expansive window-line facing Knoxville offers abundant natural light.
- Located 1 block from the new OSF St. Francis Midtown location and 1/2 mile from downtown Peoria.
- 1907 & 1917 N DECHMAN AVE Properties can be sold separately.





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### PROPERTY DETAILS

PROPERTY TYPE	RETAIL/OFFICE
BUILDING SIZES	MAIN BUILDING: 11,410 SF 1917 DECHMAN: 930 SF (available separately) 1907 DECHMAN: 1,440 SF (available separately)
PARKING	PAVED PARKING BEHIND BUILDING
ZONING	CG & R4
LOT SIZE	MAIN BUILDING 0.39 AC (1917 DECHMAN HOUSE: 0.20 AC) (1907 DECHMAN HOUSE: 0.14 AC)
YEAR BUILT	1952
REAL ESTATE TAXES (2022)	\$15,242.70 - MAIN BUILDING \$1,542.00 - 1917 DECHMAN \$1,807.26 - 1907 DECHMAN
SALE PRICE	\$449,000



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