COMMERCIAL BUILDING

1406 S 2ND STREET - PEKIN, IL

Joseph & Camper COMMERCIAL

PRICE REDUCED!!!

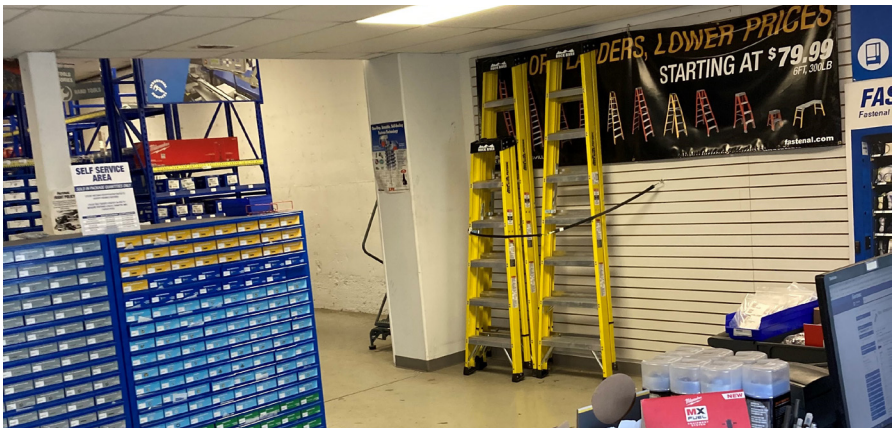
FOR SALE or LEASE:

4,990 SF INDUSTRIAL/WAREHOUSE/RETAIL

$249,000 or $6.50 PSF - NNN

PROPERTY FEATURES

- 4,990 SF Commercial building available for sale or lease sits on 0.34 acres in Pekin, IL
- Building offers 4,150 SF of warehouse area and 840 SF entry/office space.
- One 10 x 12 overhead door on the side of building.
- Interior offers mainly open space with 16 ft ceilings in warehouse area and 10 ft ceilings in front area.
- Building is fully air conditioned.
- Good traffic visibility with 11,500 Cars per day



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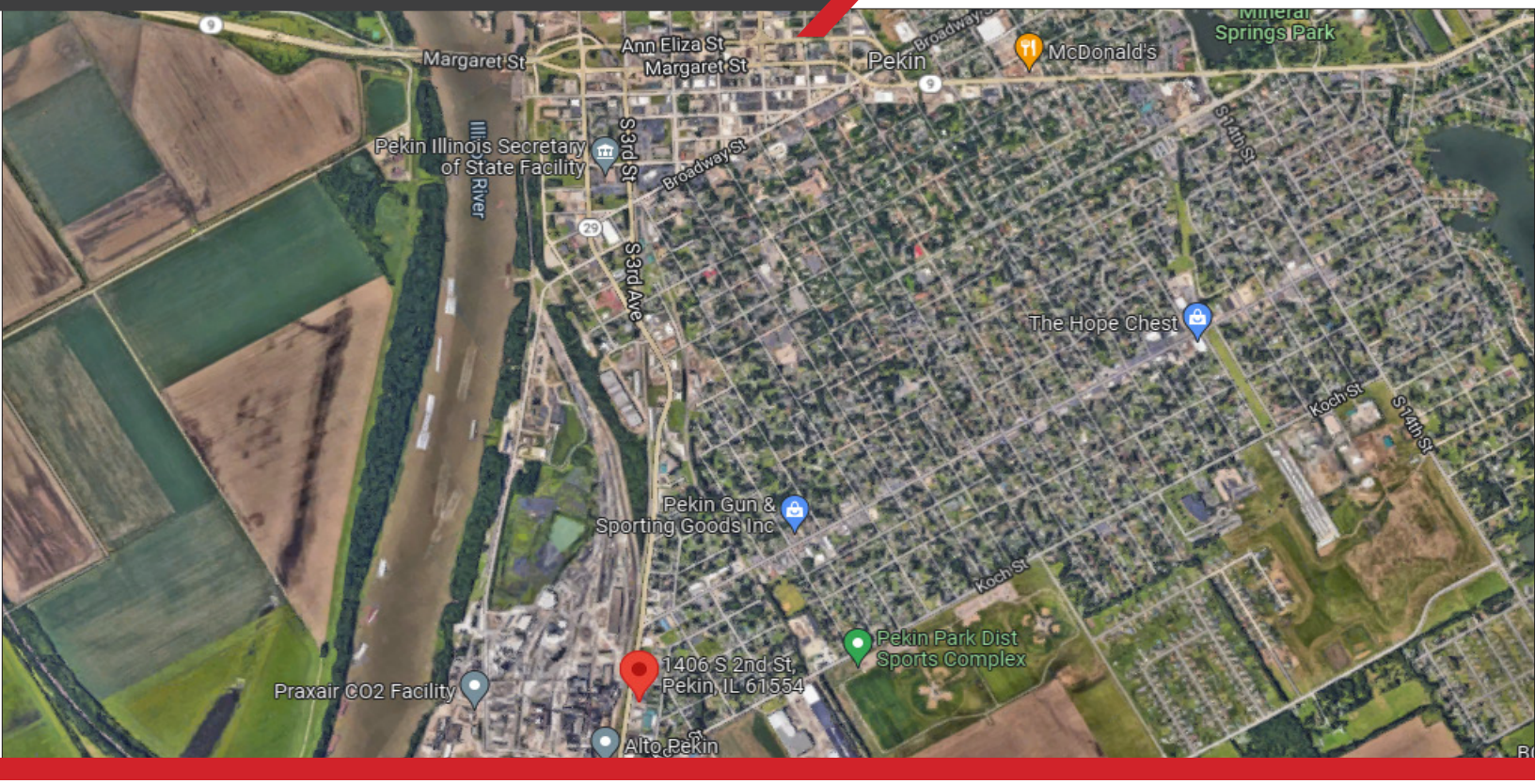

PROPERTY ***DETAILS***

PROPERTY TYPE	INDUSTRIAL/RETAIL
BUILDING SIZE	4,990 SF
YEAR BUILT	1950
ZONING	I-1
PARKING	15 car spaces
CLEAR HEIGHTS	16'
LOADING DOORS	(1) 10 x 12 DRIVE-IN
REAL ESTATE TAXES (2022)	$3,187.14
SALE PRICE	$249,000
LEASE RATE	$6.50 PSF - NNN

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