

MULTI-USE COMMERCIAL PROPERTY

822-827 WAR MEMORIAL DR
& 3716 ILLINOIS AVE - PEORIA HEIGHTS

Joseph & Camper
COMMERCIAL



FOR SALE:

3,334 SF WAREHOUSE & 1,728 SF OFFICE
~~\$279,000~~ **NOW \$269,000**

PROPERTY FEATURES

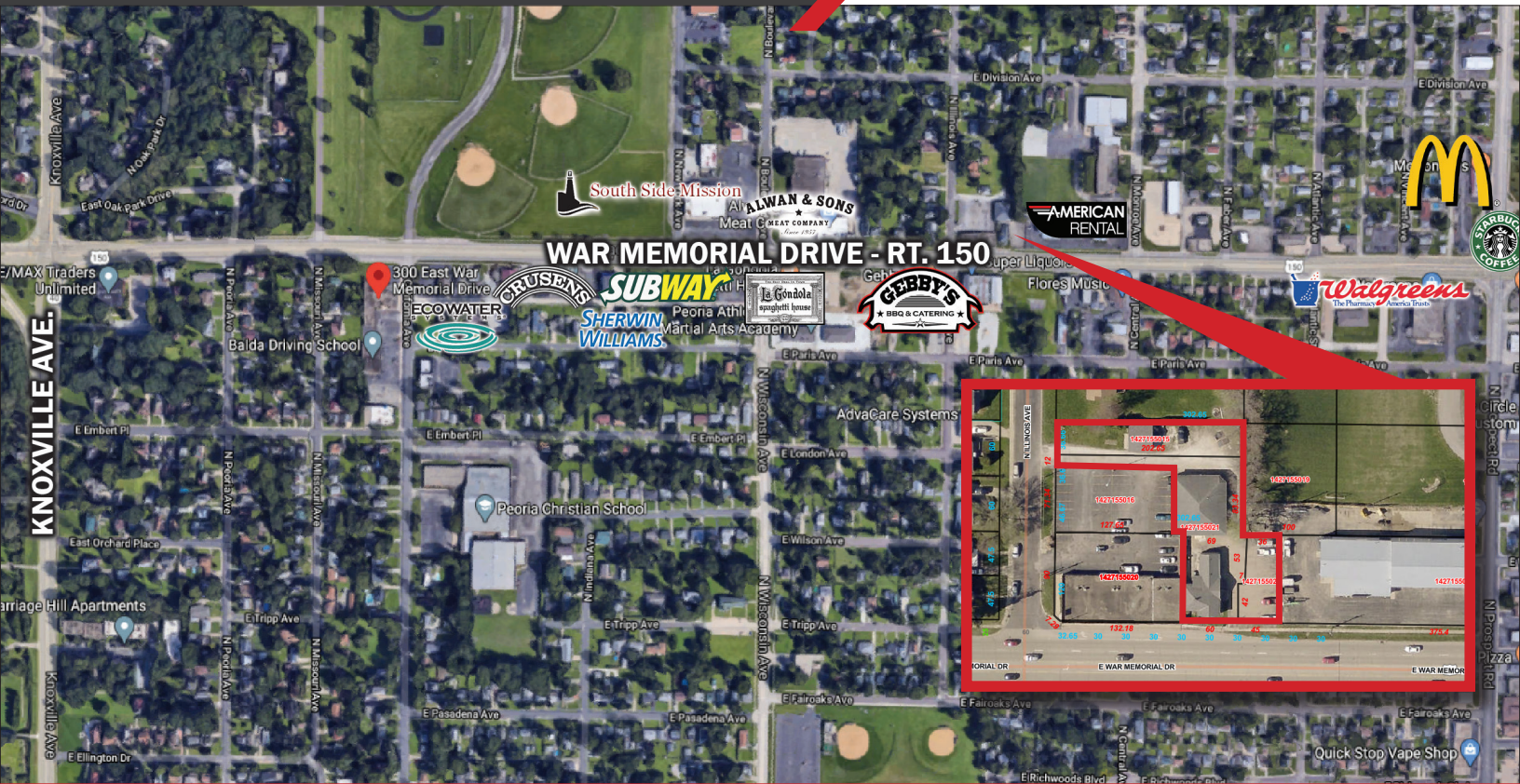
- Hard to find small warehouse and office building for sale.
- Property consist of 3 Parcels with a 3,334 SF warehouse, 1,728 SF office building and an additional 784 SF building that could be used for more warehouse, office or residential.
- Office space is set up with three private offices, conference room, open work areas, two restrooms (one with a shower) and a kitchen.
- Warehouse is mainly open space with two 12 x 10 overhead doors, 200 amp electrical service and approximately 11 ft ceilings.
- The rear building at 3716 Illinois Ave is currently raw inside and needs a full renovation.
- 3716 Illinois Ave was previously residential and could be renovated for that use or for additional commercial space.



MULTI-USE COMMERCIAL PROPERTY

822-827 WAR MEMORIAL DR
& 3716 ILLINOIS AVE - PEORIA HEIGHTS

Joseph & Camper
COMMERCIAL



PROPERTY DETAILS

PROPERTY TYPE	MULTI-USE: WAREHOUSE/ OFFICE/RETAIL/RESIDENTIAL
BUILDING SIZES	WAREHOUSE: 3,334 SF OFFICE: 1,728 SF 3716 N ILLINOIS: 784 SF TOTAL: 5,846 SF
LAND SIZE	0.58 ACRES (3 PARCELS)
ZONING	822-827 WAR MEMORIAL: B-2 3716 N ILLINOIS: R-1
YEAR BUILT	WAREHOUSE: 2000 OFFICE: 1936 3716 N ILLINOIS: 1935
REAL ESTATE TAXES (2022)	\$7,070.64
SALE PRICE	\$269,000



Will Hayes

E-MAIL: Willhayes@josephcamper.com

CELL: 309-643-0717

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

WWW.JOSEPHCAMPER.COM