

8630 N ALLEN RD

PEORIA, IL 61615

INVESTMENT FOR SALE

MADISON MALOOF

309.693.3000

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2411 W. Cornerstone Ct, Peoria, IL 61614 | 309.693.3000 | malooofcommercial.com

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PROPERTY DESCRIPTION

Value-add investment property with established tenant occupying 60% of the building. Great mix of office/retail and warehouse space.

PROPERTY HIGHLIGHTS

- Value-add Flex Investment
- 62% leased w/ established tenant
- Great mix of office/retail & warehouse
- Near shopping and office complexes
- Quick access to the interstate

OFFERING SUMMARY

Sale Price:	\$1,015,915
NOI:	\$71,114.02
CAP:	7%
Number of Units:	2
Lot Size:	1.65 Acres
Building Size:	12,129 SF

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Sale Price

\$1,015,915

Lease Rate

\$14.50 SF/YR

LOCATION INFORMATION

Street Address	8630 N Allen Rd
City, State, Zip	Peoria, IL 61615
County	Peoria
Nearest Highway	Route 6
Nearest Airport	General Wayne A. Downing International Airport

BUILDING INFORMATION

Building Size	12,129 SF
Building Class	B
Occupancy %	62.0%
Tenancy	Multiple
Gross Leasable Area	12,129 SF
Construction Status	Existing
Free Standing	Yes

PROPERTY INFORMATION

Property Type	Office
Property Subtype	Office Building
Zoning	II - Industrial/Business Park
Lot Size	1.65 Acres
APN #	14-06-251-016
Lot Depth	0 ft

PARKING & TRANSPORTATION

Parking Type	Surface
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MALOOF
COMMERCIAL
Real Estate Company

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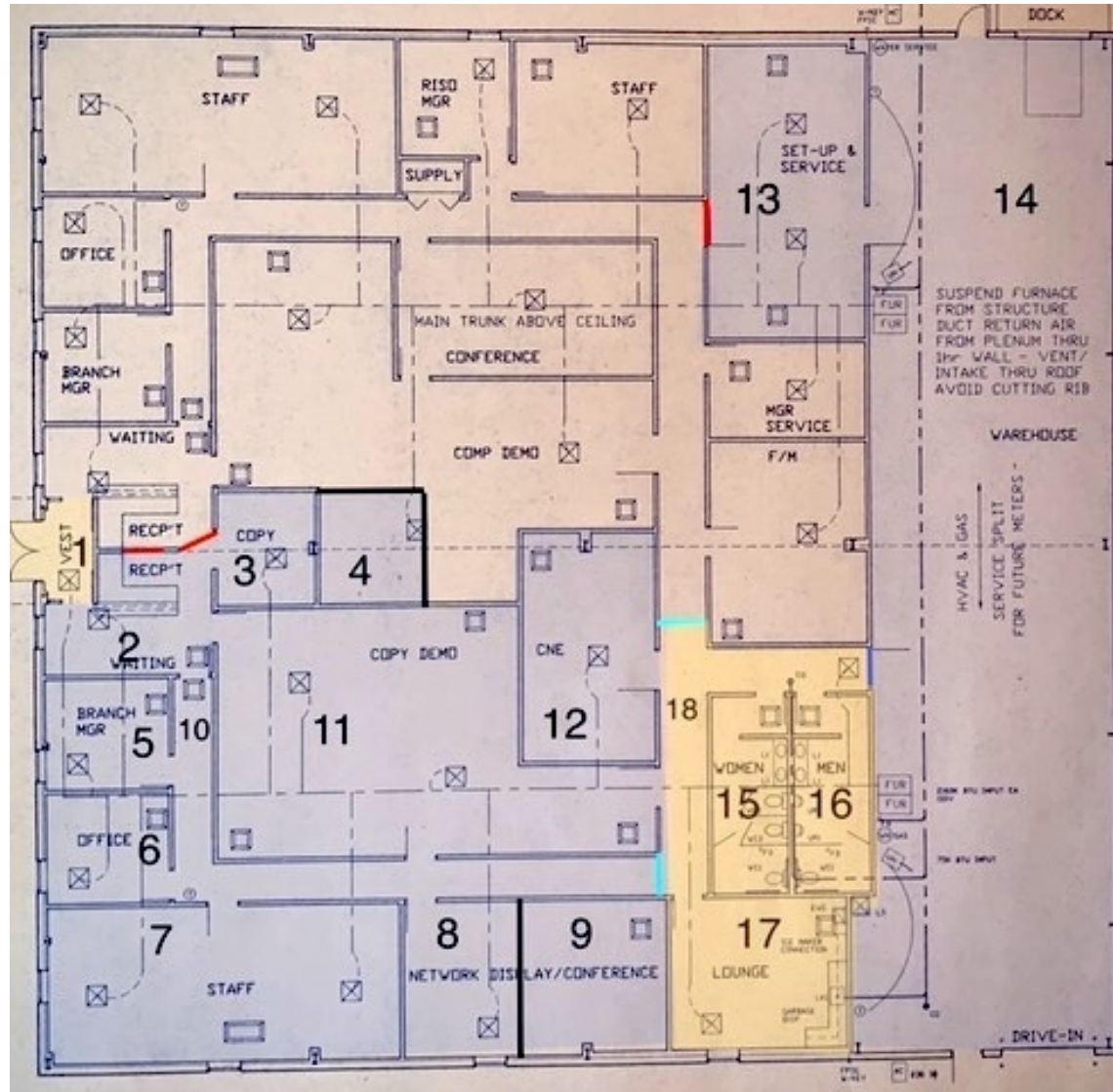
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