

COMMERCIAL OFFICE BUILDING

2409 WASHINGTON RD - WASHINGTON

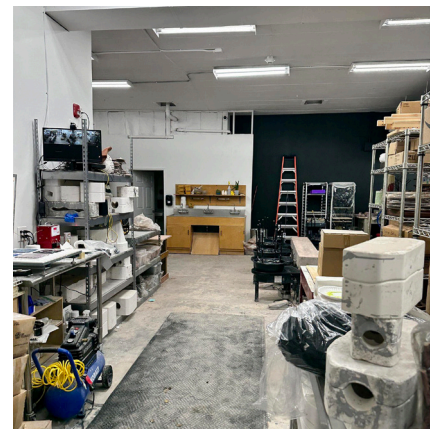


FOR SALE:

2,892 SF RETAIL/OFFICE BUILDING
\$259,000

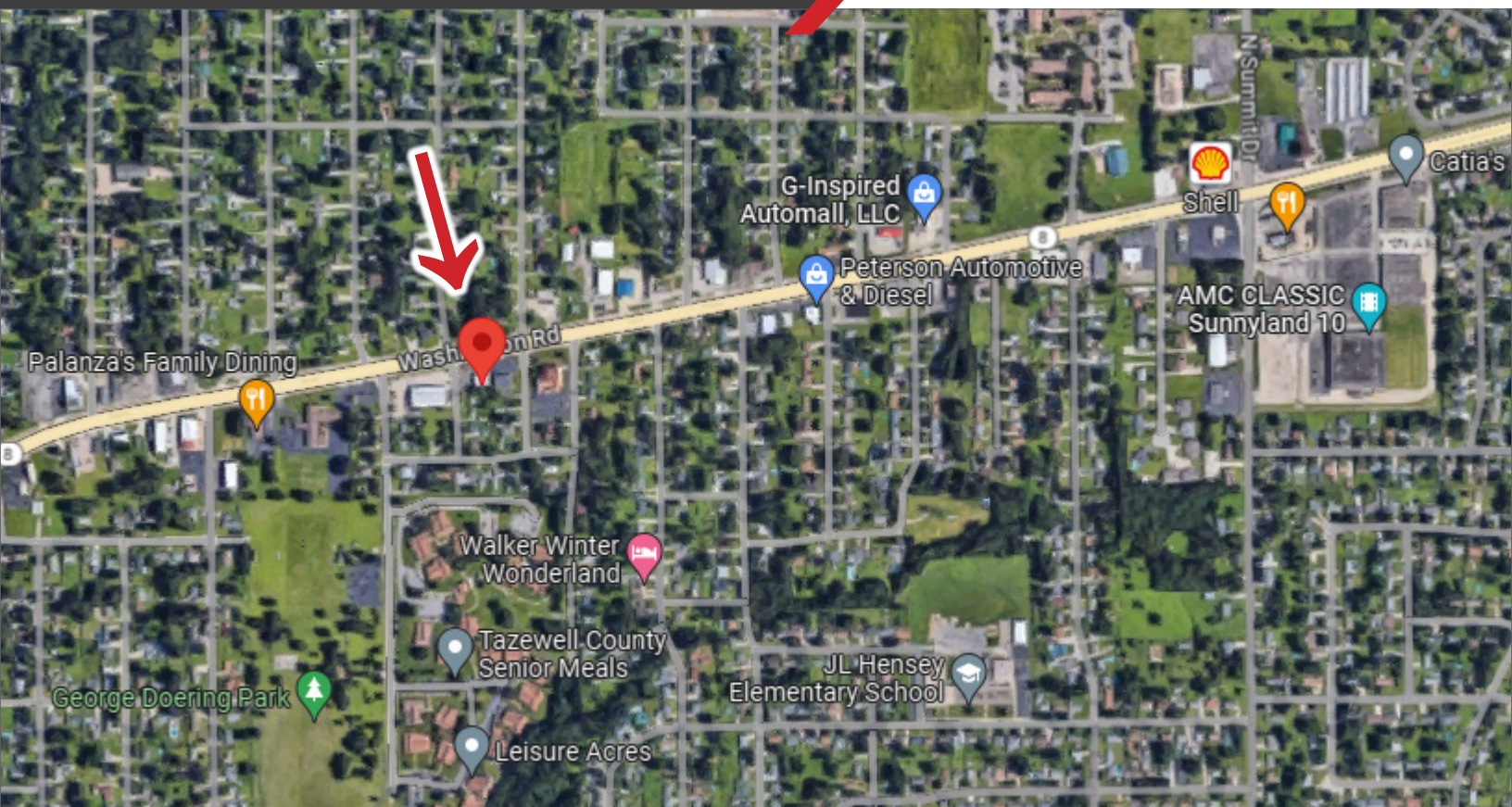
PROPERTY FEATURES

- 2,892 SF Retail/office building for sale on Washington Road.
- Building was completely renovated in 2022 with nearly everything updated including roof (except concrete area), HVAC, plumbing, electrical, led lighting, windows and more.
- Currently set up with two units with a photography studio occupying 700 SF which includes floor to ceiling windows, one ADA restroom and a mop sink.
- The remainder of the building is currently occupied by an art studio and offers wide open space, one ADA restroom and an equipment room.
- Outdoor side patio is shared with the neighboring building owner.



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PROPERTY DETAILS

PROPERTY TYPE	RETAIL/OFFICE
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SQUARE FEET	2,892 SF
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PARKING	PAVED LOT
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BUILT	1977 REMODELED IN 2022
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ZONING	C-1
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ELECTRICAL	3 PHASE - 400 AMP
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REAL ESTATE TAXES (2022)	\$1,616.06
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SALE PRICE	\$259,000
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Will Hayes

E-MAIL: Willhayes@josephcamper.com
CELL: 309-643-0717

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