

REDUCED SALE PRICE

309 & 319 EAST GREENWOOD STREET

TOULON, IL 61483

MULTIFAMILY PROPERTY FOR SALE

MADISON MALOOF

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LOCATION DESCRIPTION

Located 2 blocks east of the fire department and only .2 miles from the local Dollar General. Toulon is in the county seat of Stark county and the northwestern terminus of the Rock Island Trail State Park.

Toulon is part of the Peoria, IL Metropolitan Statistical Area and provides it's town members high-quality municipalities including police & fire protection, water & sewer services, and waste management.

OFFERING SUMMARY

| | |
|-------------------------|------------------|
| Sale Price: | \$240,000 |
| Number of Units: | 8 |
| Lot Size: | 0.9 Acres |
| Building Size: | 6,160 SF |
| NOI: | \$23,373.42 |

PROPERTY HIGHLIGHTS

- (2) multi-family properties available. The Landlord provides mowing & snow removal services.
- A recent survey has been completed on the property.
- 309 Greenwood was built in 1964. It offers 3,024 sf of overall finished space & 1,568 sf of garage. Unit D is being renovated & the building has a new roof. There are (4) 2 bed/1 bath units. Each include a garage.
- 319 Greenwood was built in 1996. It offers 3,136 sf of overall finished space & 1,568 sf of garage. There are (4) 2 bed/1 bath units. Each includes a garage. 2 of the 4 units in this building have new HVAC.

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