

COMMERCIAL BUILDING 7405 N UNIVERSITY ST - PEORIA



**FOR SALE
or LEASE:**

7,970 SF RETAIL/OFFICE
\$375,000 or \$12.00 PSF - NNN

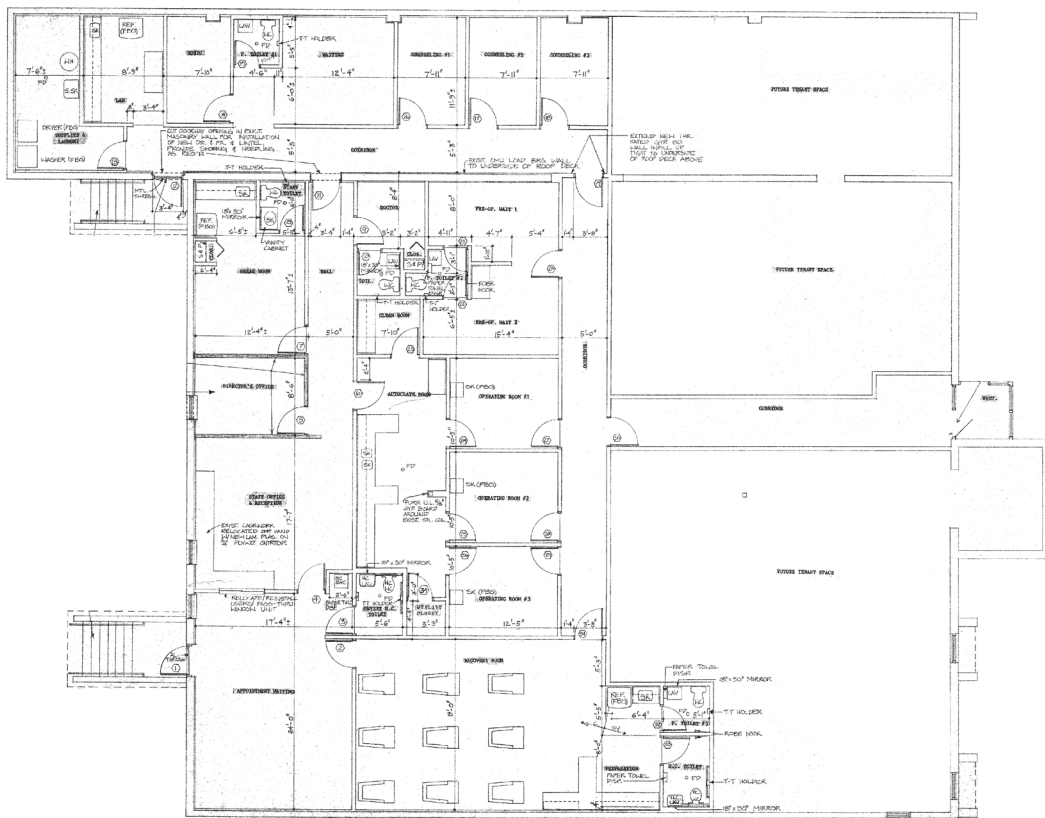
PROPERTY FEATURES

- 7,970 SF commercial property for sale or lease on north University.
- Located just north of the intersection of University and Willow Knolls Drive.
- Building was most recently occupied by a fitness group.
- Includes two large open areas in the front with multiple offices in the middle and rear of the building.
- Could be divided to offer two separate units.
- Located on a 1.54 acre site which includes abundant paved parking in the rear.



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PROPERTY DETAILS

PROPERTY TYPE	RETAIL/OFFICE
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SQUARE FEET	7,970 SF
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LAND SIZE	1.54 ACRES
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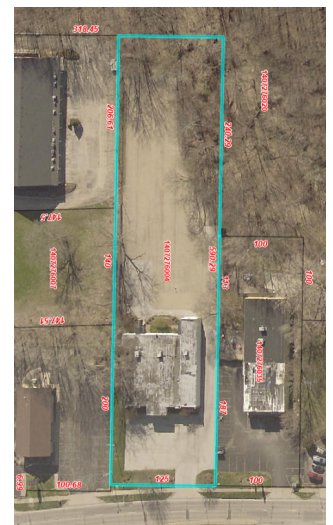
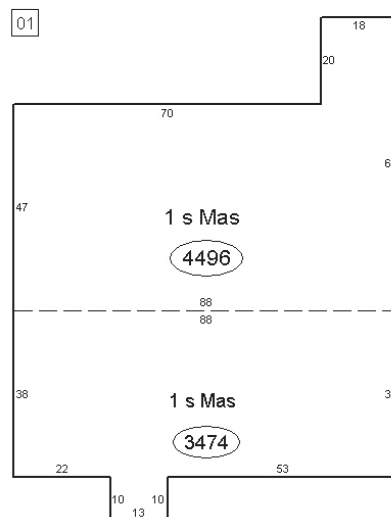
PARKING	ON SITE LOT
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ZONING	C-1
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REAL ESTATE TAXES (2022)	\$13,134.94
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SALE PRICE	\$375,000
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LEASE PRICE	\$12.00 PSF - NNN
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Will Hayes

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