

# 7319 N. UNIVERSITY STREET

PEORIA, IL 61614

OFFICE/RETAIL BUILDING FOR SALE



**MADISON MALOOF**

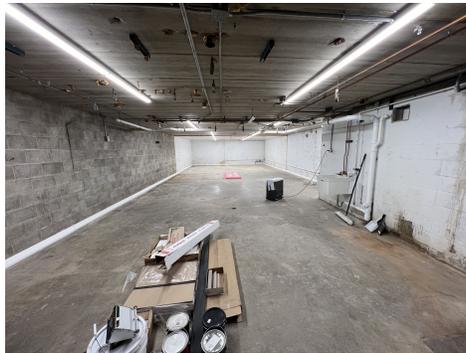
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### LOCATION DESCRIPTION

Located at the lighted intersection of N. University Street and Willow Knolls Road. This area is surrounded by retail and office complexes that include businesses such as Senara MedSpa, Vanilla Sugar Face & Body, Hampton's Kitchens & Appliances, YMCA, and Hanson Engineering. Additionally the surrounding retail centers offer plenty of locally owned shops and restaurants to enjoy. The interstate is conveniently located less than a mile with access to Rt. 6 & I-74.

### OFFERING SUMMARY

Sale Price:	\$395,000
Lot Size:	1.14 Acres
Building Size:	2,728 SF

### PROPERTY HIGHLIGHTS

- 2,728 sq. ft. retail or office building
- Full basement available for storage
- Updated paint, flooring, & lighting
- 400amp/240v/3ph electrical service
- 2 sump pumps in basement. Dual entryways.
- Offers over 1 acre of land w/ plenty of parking
- Access from Willow Knolls & University St.
- Excellent visibility and accessibility
- Zoned C1 - General Commercial

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