

# 4712 - 4720 W. FARMINGTON ROAD

PEORIA, IL 61604

MULTI-TENANT INVESTMENT

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**MADISON MALOOF**

309.693.3000

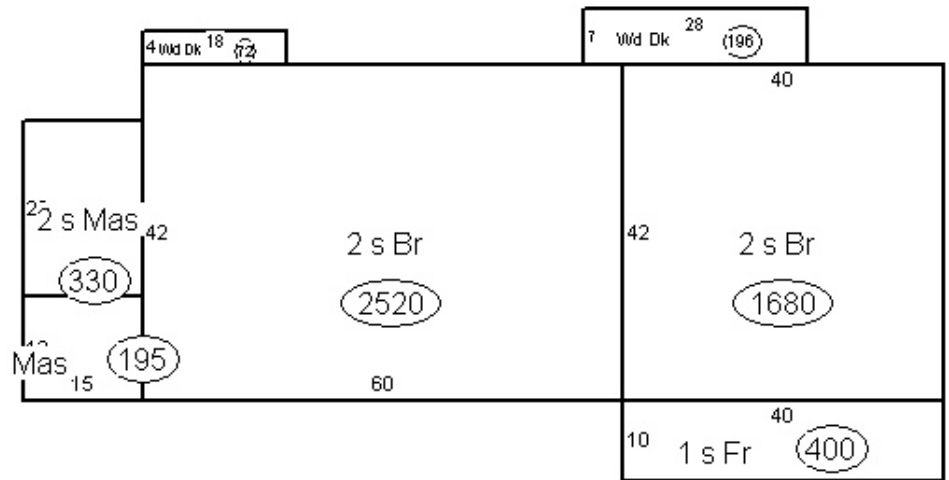
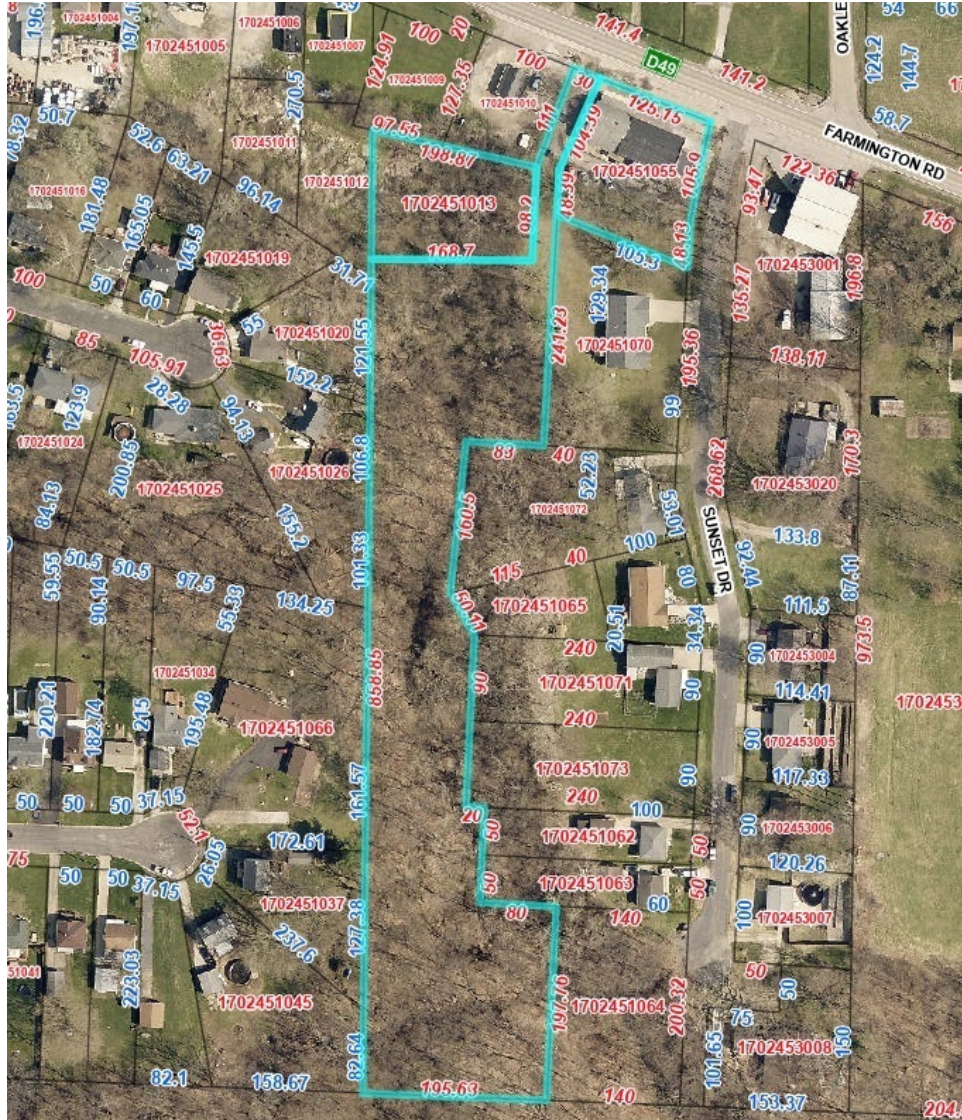
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### LOCATION DESCRIPTION

Located in Peoria County on Farmington Road. Interstate access is less than 2 miles to the east and less than 2 miles to the west is the newly built Raber's Packing Company.

### OFFERING SUMMARY

Sale Price:	\$382,000
Lot Size:	4.08 Acres
Building Size:	9,760 SF
NOI:	\$69,742.09

### PROPERTY HIGHLIGHTS

- 9,750 sf building on ±4 acres
- 5 fully leased residential units, all remodeled in the last 5 years
- 1,100 sq. ft. leased laundromat on main level
- 850 sq. ft. salon space available for lease on main level
- Rubber roof, newer furnace & central air, & main level replumbed
- Peoria Urban Enterprise Zone (PUEZ) benefits

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