

# COMMERCIAL BUILDING

320 DERBY ST - PEKIN

Joseph & Camper  
COMMERCIAL



## FOR SALE:

3,240 SF RETAIL/OFFICE  
\$199,000

### PROPERTY FEATURES

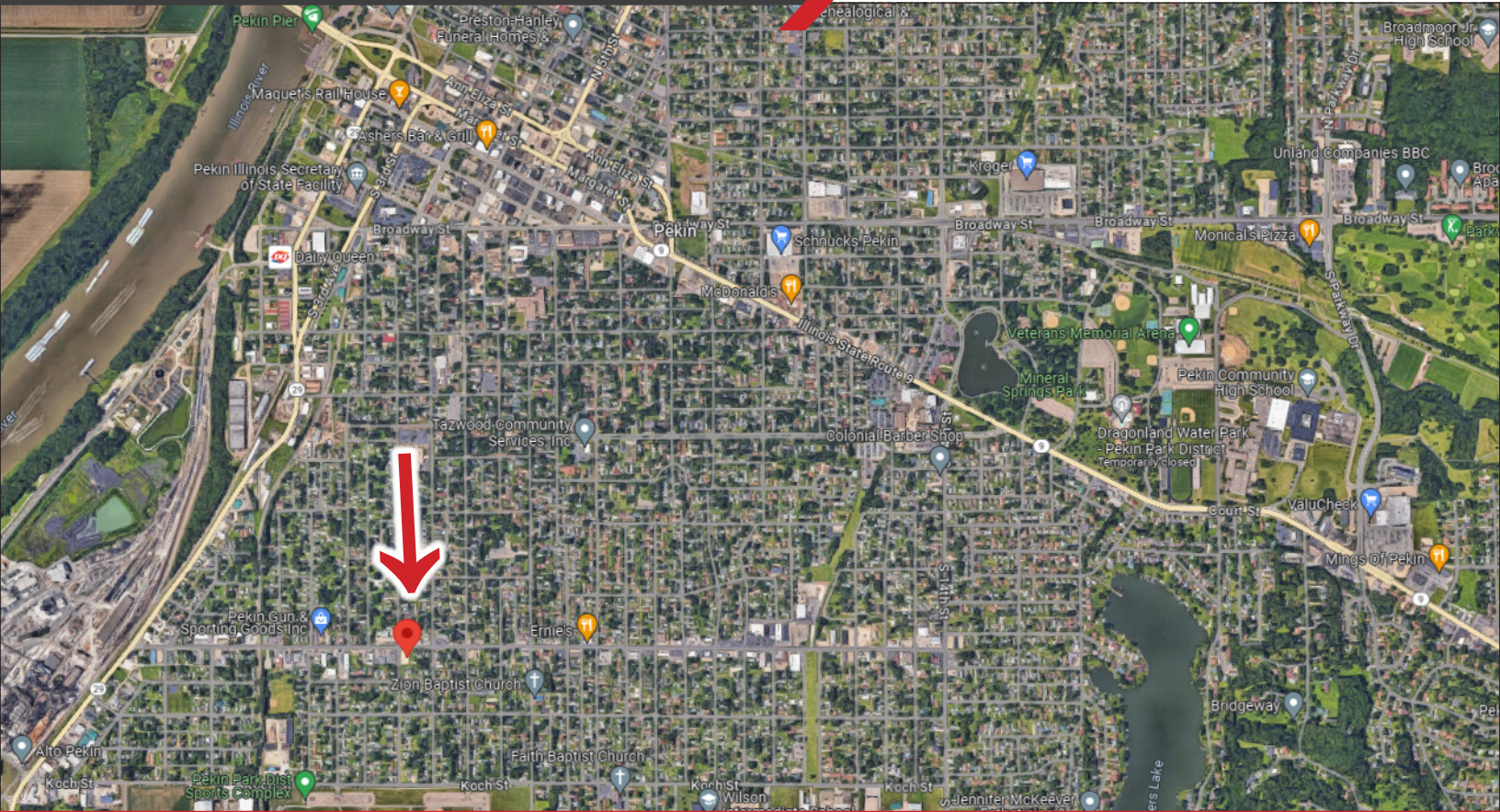
- Would make a Great Bar/Tavern/Event Venue, with a partially Renovated Kitchen and partially renovated Walk-In Cooler System – ready for your finishing touches!
- Poured Concrete Parking Lot, Steel Roof, and Steel Sided Building on a .29 acre Lot.
- Custom Ceramic Tile Bathroom and Bar Area – Quality Craftsmanship Throughout!
- Updated Electrical, Plumbing and HVAC.
- Energy Efficient Spray Foam insulation already in place.
- Ideal location on Derby Street.





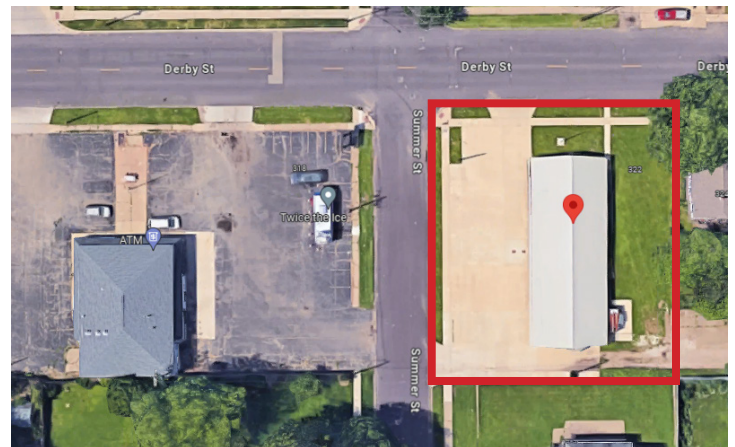
# COMMERCIAL BUILDING

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### PROPERTY **DETAILS**

PROPERTY TYPE	RETAIL/OFFICE
BUILDING SIZE	3,240 SF
LAND SIZE	0.29 AC
ZONING	B-3
PARKING	6 CAR SPACES
REAL ESTATE TAXES (2022)	\$495.88 (FRATERNAL ASSESSMENT FREEZE)
SALE PRICE	\$199,000



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