

For Sale or Lease
20,500 SF
Retail Strip Center



201 W 2nd Avenue

Coal Valley, IL 61240

Price: \$375,000

Property Features

- Located just one block off of the main street in Coal Valley, next to the Blackhawk State Bank and The Rock Banquet Facility
- Strong 20,500 SF brick block masonry building with steel roof decking
- 10,000 SF former grocery/retail space, can easily be converted to office space
- Ample off-street parking
- Landlord is flexible on tenant improvements and lease terms
- TIF District incentives available
- Leases start at \$6.00/SF, Net
- Immediate occupancy
 - *Property is to be sold as is, where is, with right of inspection*
- Taxes - \$13,611.44 (2013)



Available SF for Lease

1,200 - 20,500 SF
** Could be dividable*

Total Building Size

20,500 SF

Land Size

2.91 Acres

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