

WAREHOUSE DISTRICT OPPORTUNITY

836 SW WASHINGTON - PEORIA

Joseph & Camper
COMMERCIAL



FOR SALE:

23,760 SF COMMERCIAL BUILDING
~~\$399,000~~ NOW \$375,000

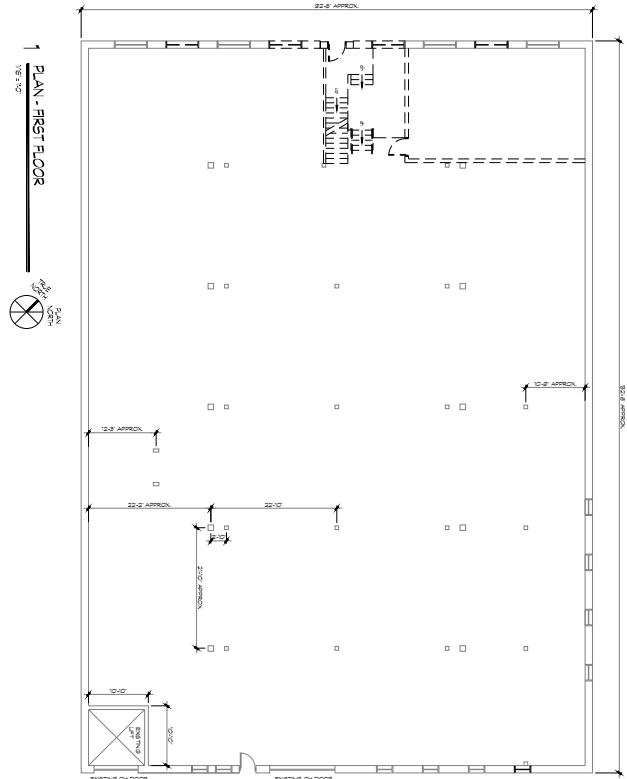
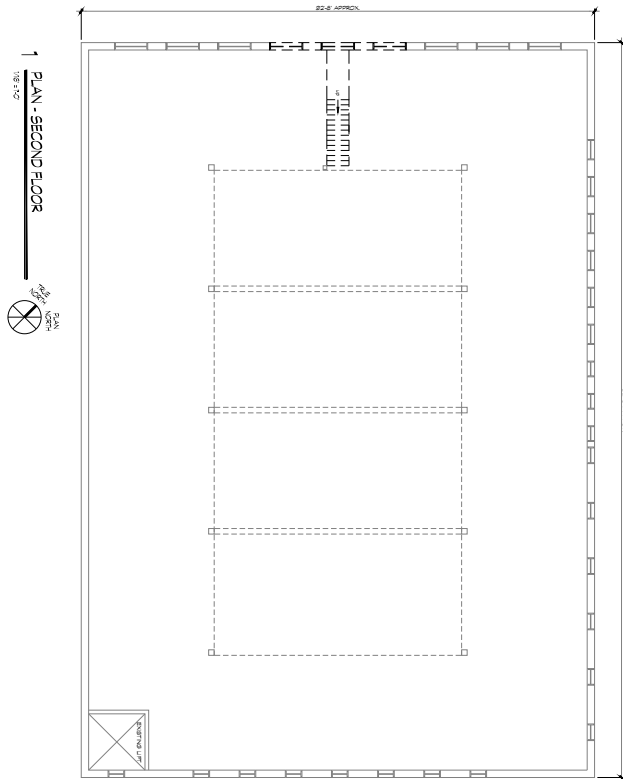
PROPERTY FEATURES

- 23,760 SF commercial building for sale on SW Washington.
- Excellent redevelopment opportunity in the heart of the warehouse district.
- Property consist of two floors of 11,880 SF per floor
- Traditional loft style space with exposed brick and timber throughout.
- Back patio area could allow for some outdoor seating and building lends itself for the potential for a rooftop deck.
- Free street parking on Washington and soon to be constructed city surface parking lot in the rear will allow for abundant parking nearby.
- Located in the Warehouse Form District which is intended to promote traditional urban form and a lively mix of uses.
- Surrounded by numerous recent residential apartment developments and businesses including Thyme Kitchen and Craft Beer, First Ascent, Venue Chisca, Gone Ax Throwing, Sugar Wood Fired Bistro and more.
- A 300-car parking lot project in Peoria's growing Warehouse District is set to begin construction in 2024 (see pg 3).

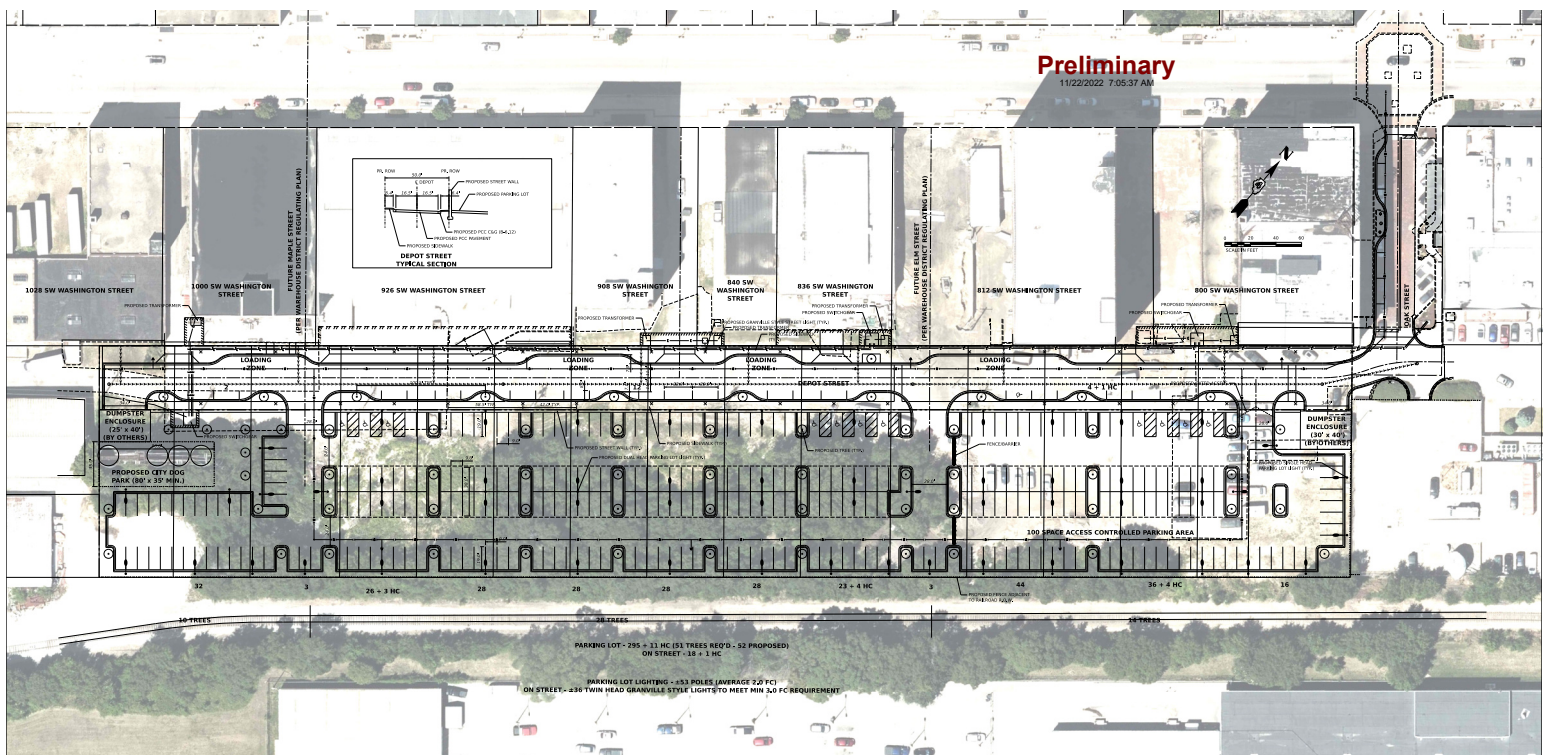


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Conceptual architectural drawings for redevelopment



Incentive Programs Available:

- Warehouse District TIF (Dist # 983)
- Federal Opportunity Zone Census Tract 9
- Rivers Edge Redevelopment Zone
- Warehouse National Historic District
- American Rescue Plan Act (ARPA)

The City Council recently approved an increase to The façade improvement program with a reimbursement limit raised to \$50,000. The program previously focused on TIF areas, but will now be extended to businesses throughout the entire city.

