

**1209** N North Street

PEORIA, IL 61606



**RE/MAX**  
**COMMERCIAL**<sup>®</sup>  
TRADERS UNLIMITED



# FOR SALE | 1209 N NORTH STREET

ASKING PRICE: \$420,000



## EXECUTIVE SUMMARY

This 17 unit building is generating great cashflow and has room for finishing 2 additional 1 Bed/1 Bath units for increasing rents. Currently there are 13 units rented or ready to rent (11 1 bed/1bath units, a 2/2 and 1 studio), two of which are combined smaller units into larger to create the 2 Bed/2 Bath units and one that combined a studio and a 1 bed/1 bath unit. Zoning certificate available to demonstrate legal, non-conforming use for 17 units. All utilities are paid by the owners and tenants pay flat cash rates for rent except for one tenant on PHA/Section 8 voucher. The units could be rented as Section 8/PHA. The 2 units that could be renovated and leased are stripped down and plumbed currently. Owner will consider Seller Financing/Contract for Deed with \$150,000 down. Unit photos will be available the week of November 21st. Showings only available on vacant units and units needing renovations without an accepted Letter of Intent/Contract. NOI - \$48,920 with potential for more through rent increases and renovating the 2 units!



**8,917**  
TOTAL SF



**Multi-Family**  
PROP TYPE



**17**  
UNITS



**CN**  
ZONING

CLICK [HERE](#) FOR LINK TO

- Property Photos & Videos
- Floorplans
- County Records



**JUSTIN BALL**  
JUSTIN.BALL@REMAX.NET  
309.323.0399

**JESSICA BALL**  
JESSICABALL@REMAX.NET  
309.363.2929

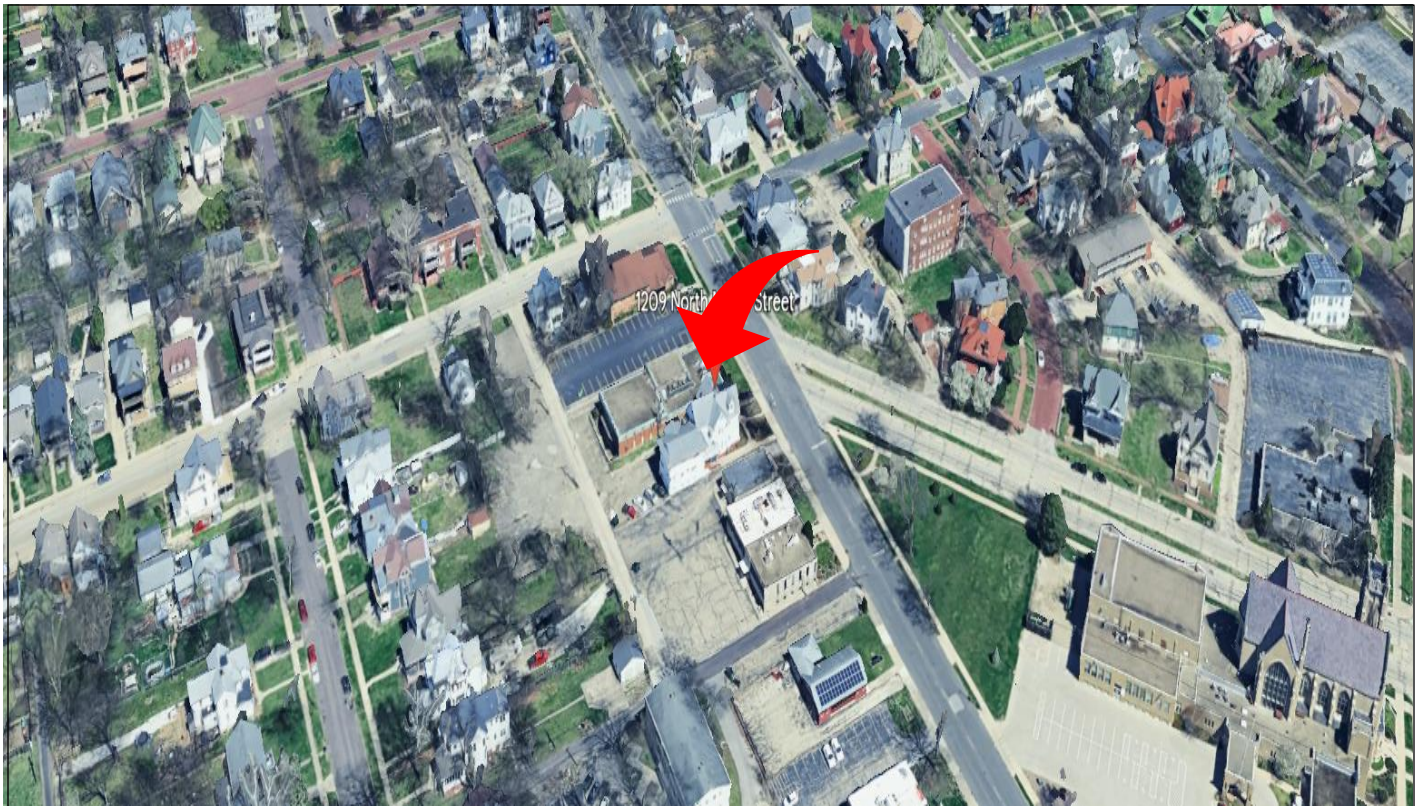
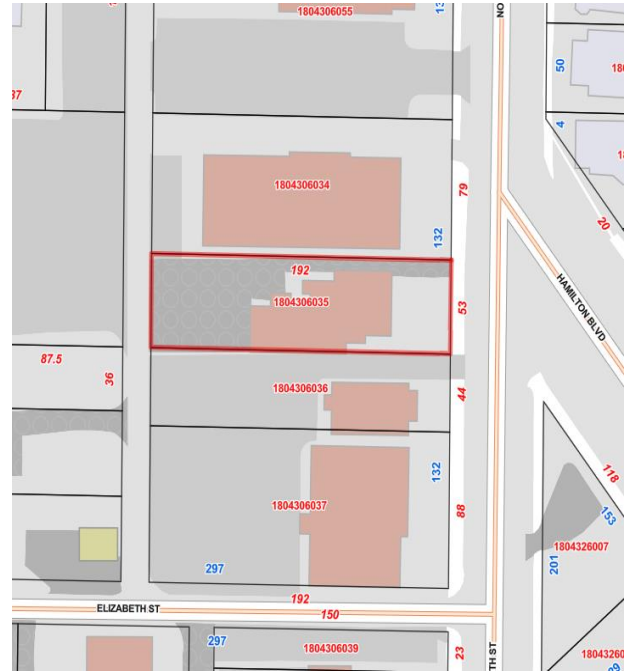
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## PROPERTY INFORMATION

ADDRESS	1209 N North Street
CITY / STATE / ZIP	Peoria, IL 61606
PARCEL ID(s)	1804306035
PROPERTY TYPE	Multi-Family, Investment
ZONING	CN
TOTAL LOT ACRES	0.23
# UNITS	17



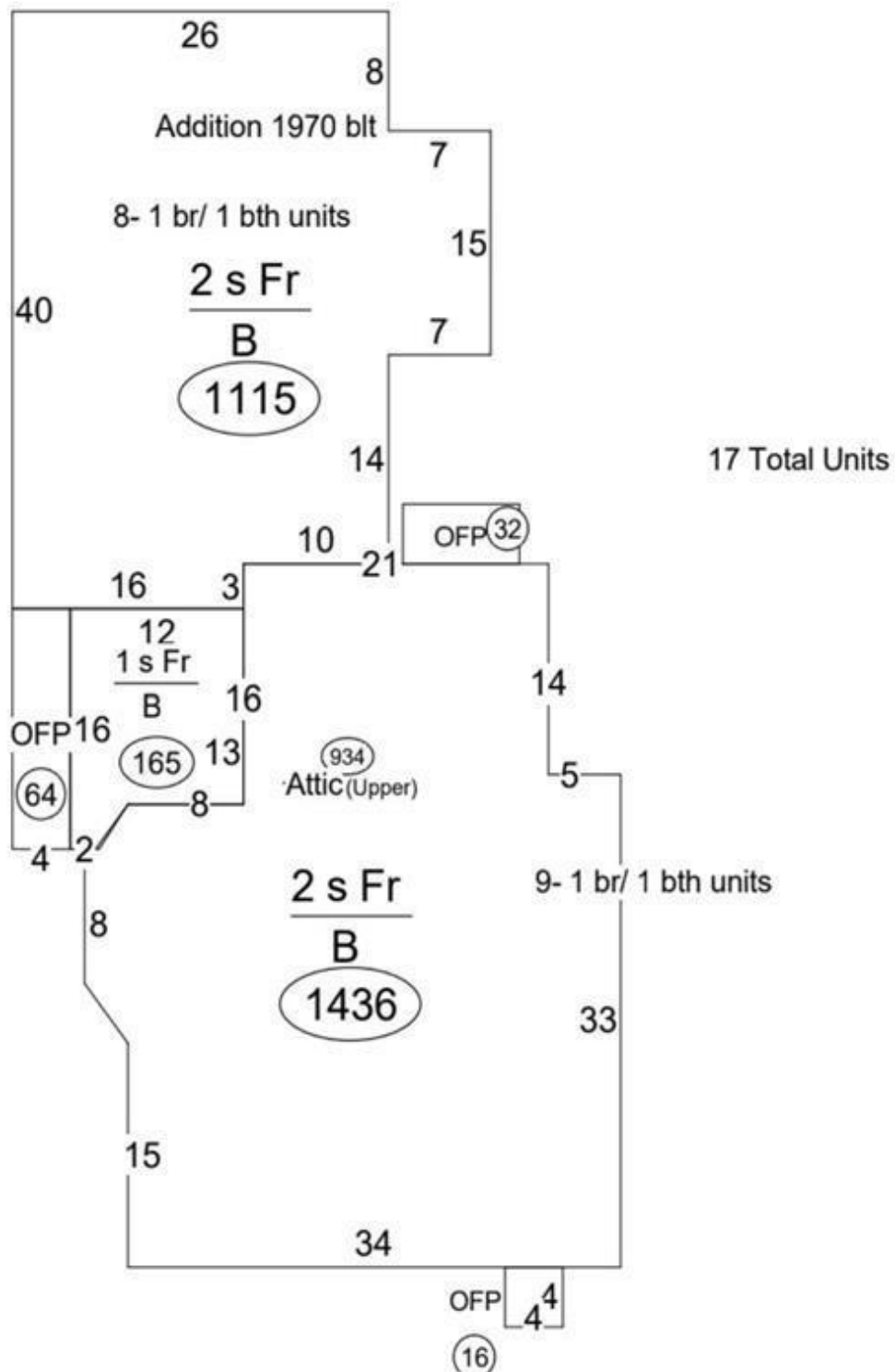
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## FLOORPLANS





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**EXTERIOR PICTURES**



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**INTERIOR PICTURES**



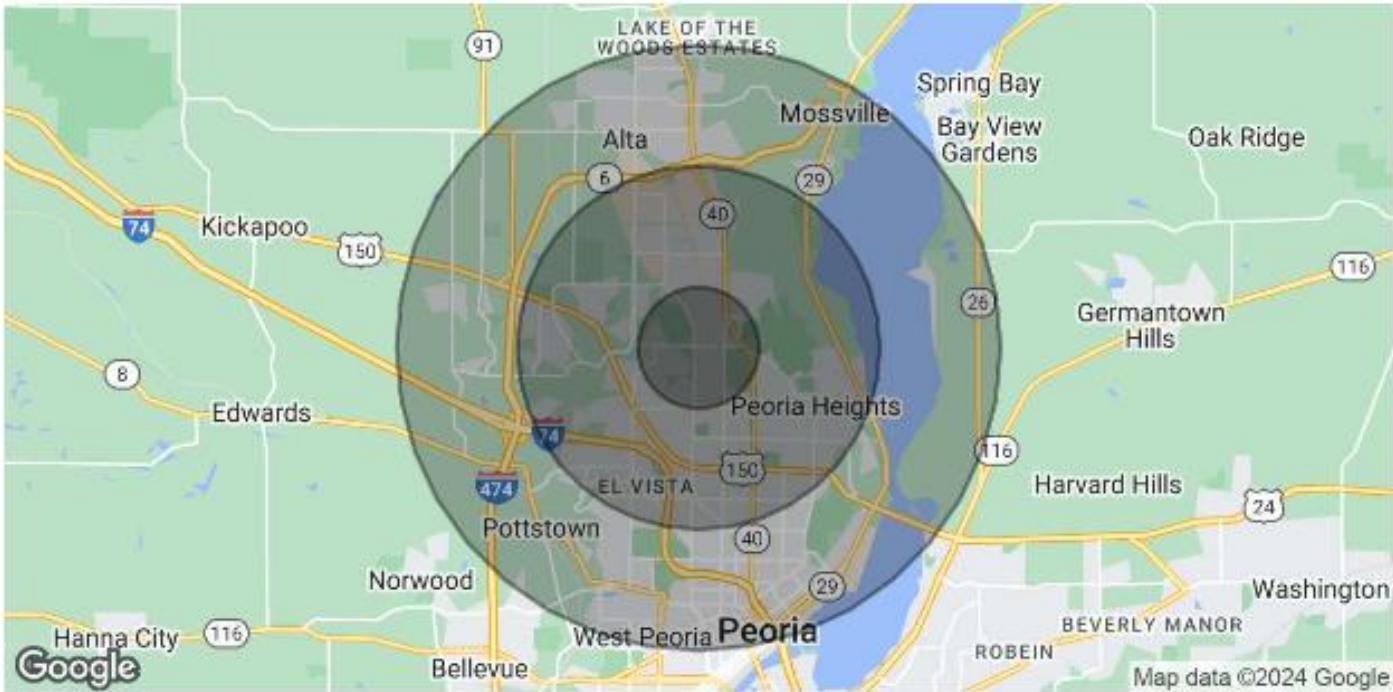
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## PEORIA AREA DEMOGRAPHICS



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,961	56,008	112,408
Average Age	43	42	40
Average Age (Male)	41	40	38
Average Age (Female)	45	44	41

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,613	25,801	48,171
# of Persons per HH	2.2	2.2	2.3
Average HH Income	\$81,064	\$79,136	\$84,840
Average House Value	\$184,218	\$167,525	\$177,845

Demographics data derived from AlphaMap

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**JUSTIN BALL**  
Broker, REALTOR  
Tel: (309) 323-0399  
Justin.Ball@Remax.net  
Lic #475.175281



**JESSICA BALL**  
Broker, REALTOR  
Tel: (309) 363-2929  
JessicaBall@Remax.net  
Lic #475.175281

All information contained herein is deemed reliable but not guaranteed.  
Each office is independently owned and operated.  
Office: 3622 N Knoxville Avenue, Peoria, IL 61603