

1221 Laramie Street

PEORIA, IL 61605



RE/MAX
COMMERCIAL[®]
TRADERS UNLIMITED

FOR SALE | 1221 LARAMIE ST

ASKING PRICE: \$275,000



EXECUTIVE SUMMARY

REMAX Traders Unlimited has been exclusively retained to sell 1221 Laramie St, a 7,400 SF retail and warehouse building in Peoria, Illinois.

There is no For Sale sign on the property as this is an active, open business. This commercial property includes three units and three lots - Tall Bob's Ice Cream Roundup (~2,000 SF), and a warehouse building section (5,400 SF) that could be divided into two units, each with their own utilities. Each of the 3 units has its own Ameren meter, water meter and sewer line. Furnace and AC in restaurant areas only, overhead heating units in warehouse/shop units. 2 overhead doors in the warehouse/shop units - 1 in each side. The sale includes the restaurant "Tall Bob's Ice Cream Roundup" with all of the furniture, fixtures and equipment (FF&E). Financials and equipment list available with NDA. The two additional parcels/lots are on the NE corner of Laramie and Starr.



7,400
TOTAL SF



\$37
PRICE /SF



3
UNITS



C-2
ZONING

CLICK FOLDER FOR LINK TO

- Property Photos & Videos
- Floorplans
- County Records



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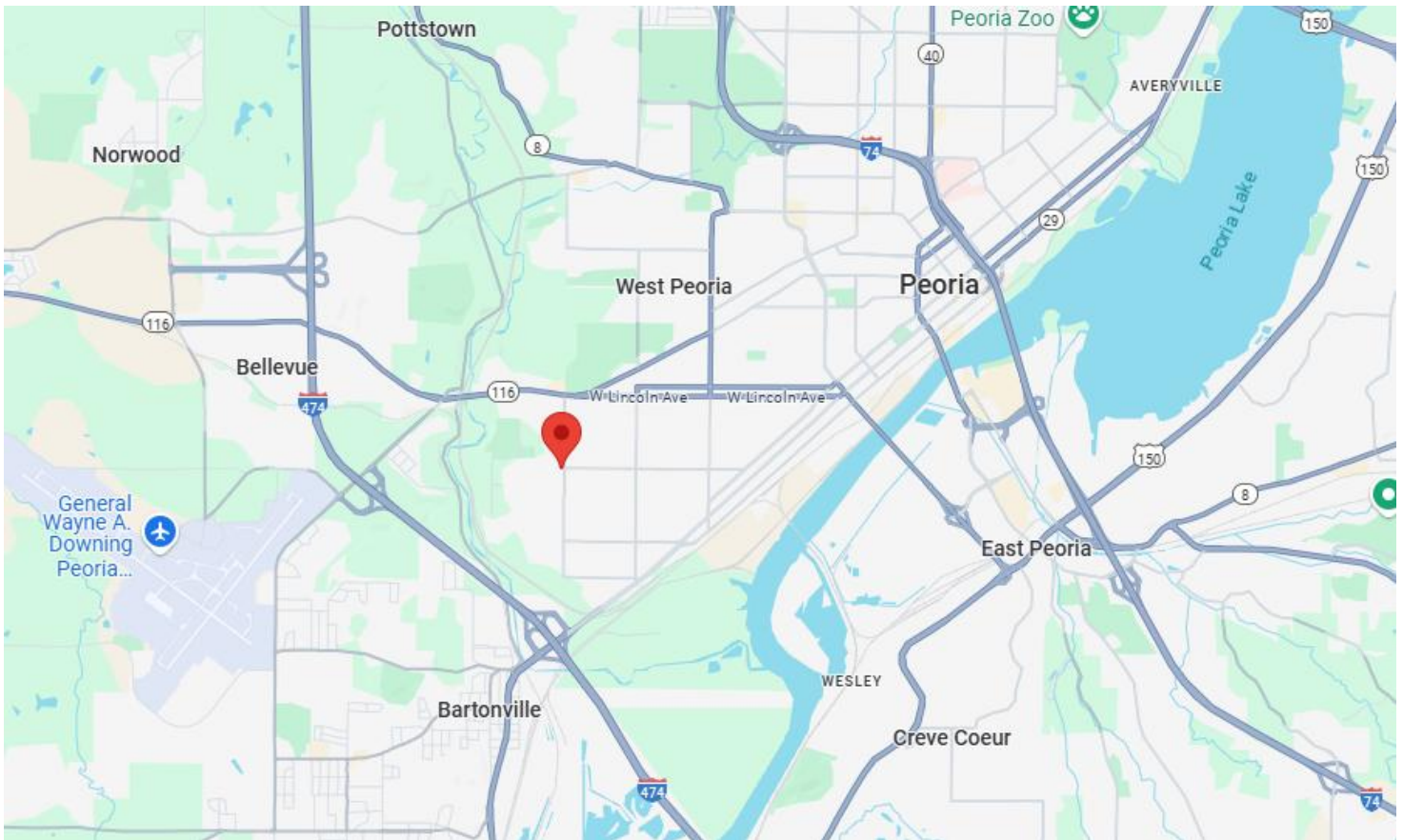
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PROPERTY INFORMATION

ADDRESS	1221 Laramie Street
CITY / STATE / ZIP	Peoria, IL 61605
PARCEL ID(s)	17-13-280-034
PROPERTY TYPE	Restaurant / Warehouse
ZONING	C-2
TOTAL LOT ACRES	0.52



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EXTERIOR PICTURES



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INTERIOR PICTURES



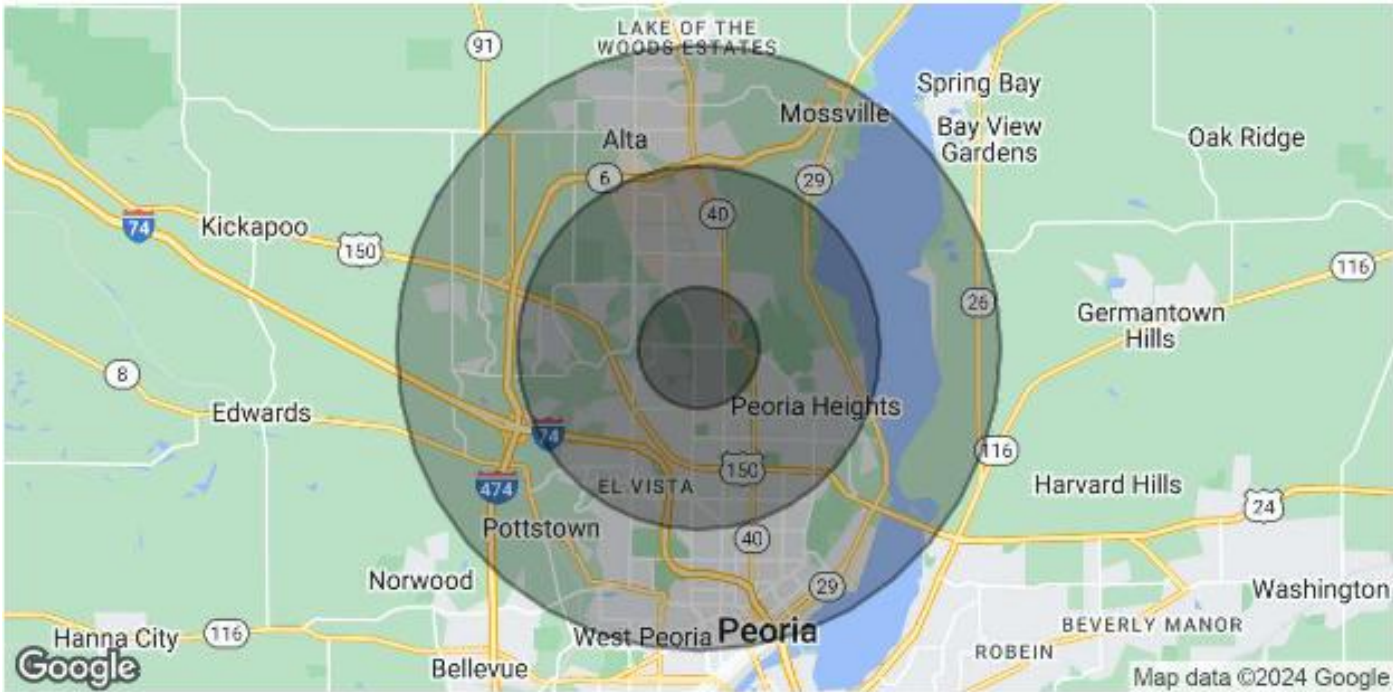
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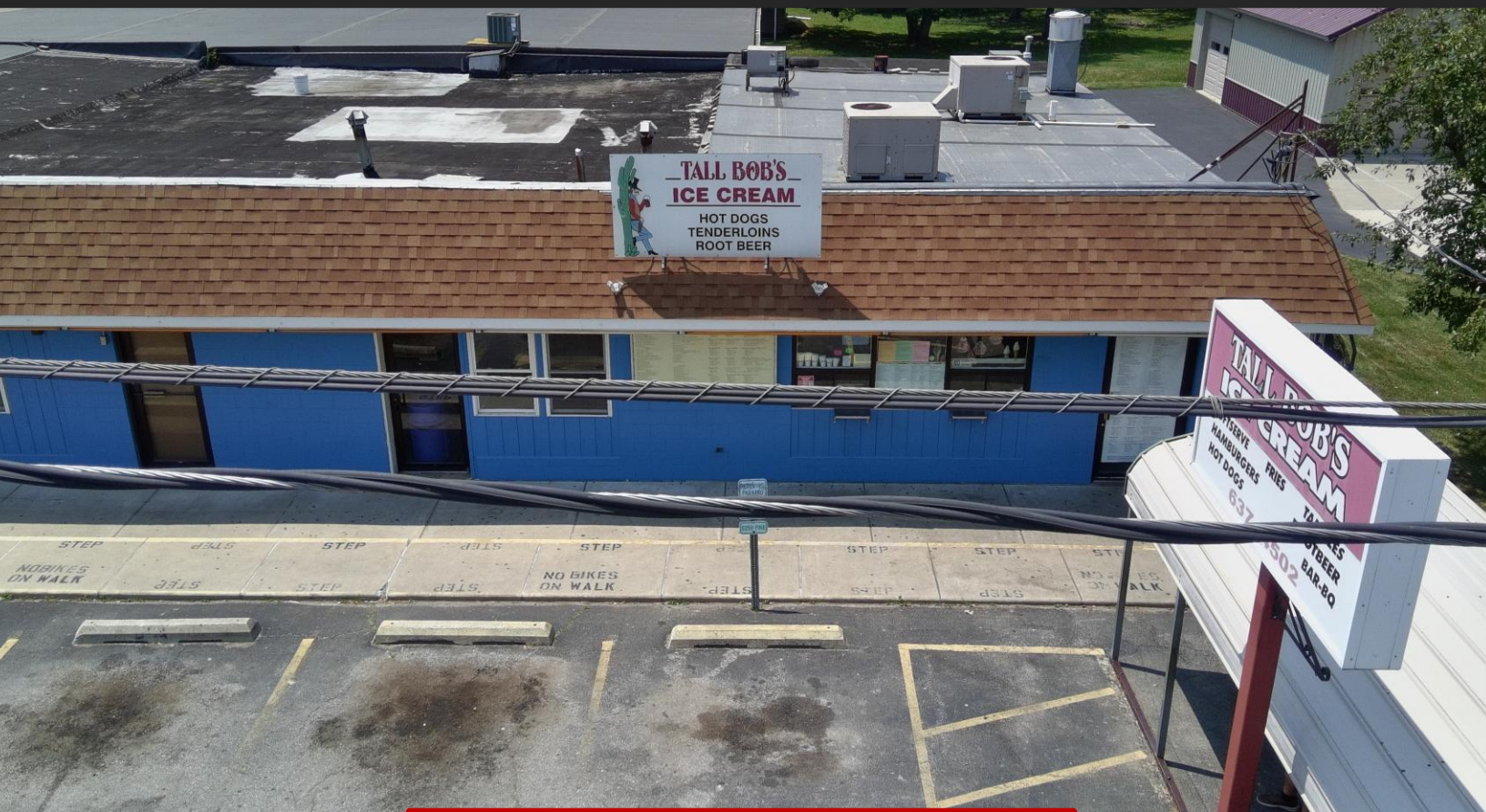
PEORIA AREA DEMOGRAPHICS



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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All information contained herein is deemed reliable but not guaranteed.
Each office is independently owned and operated.
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