



**1405-1419**  
**W. Washington Road**

**\$355,000**

**PROPERTY DESCRIPTION**

The O'Bryan & Ball team has been exclusively retained to sell 1405-1419 W Washington Road in Washington, IL. This highly visible, 8-unit shopping center is located on Washington Road (BUS24). The property presents opportunities for the new owner to occupy the one vacant, main level unit, or to lease it for additional income. Projecting over a 12% CAP rate after filling the vacant unit at a market lease rate. The building has been recently remodeled with all new furnaces/HVAC, updated water heaters, with new roof tear off (2020), and exterior and interior remodels.

NDA for financials, no "For Sale" sign currently on the property.

**LISTING METRICS**

<b>8</b> TOTAL UNITS	<b>8,480</b> TOTAL SQUARE FEET
<b>\$5,875</b> 2023 TAXES	<b>\$42</b> PRICE / SF
<b>C-2</b> ZONING	<b>88%</b> OCCUPIED

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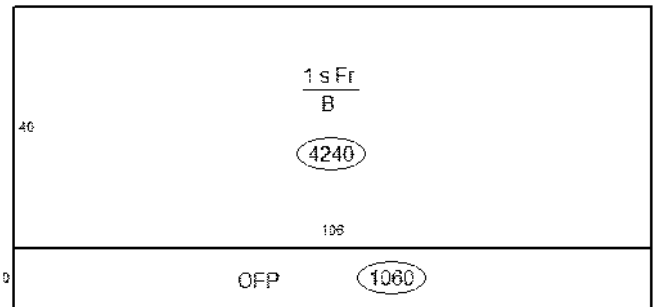
## PROPERTY DESCRIPTION

### LOCATION INFORMATION

<b>ADDRESS</b>	1405-1419 W. Washington Rd
<b>CITY / STATE / ZIP</b>	Washington, IL 61571
<b>PARCEL ID</b>	02-02-22-204-041
<b>LOT ACRES</b>	0.40

### BUILDING INFORMATION

<b>PROPERTY TYPE</b>	Multi-Tenant Retail & Office
<b>STORIES</b>	2
<b>ABOVE GRADE GROSS SF</b>	4,240
<b>BELOW GRADE GROSS SF</b>	4,240
<b>TOTAL GROSS SF</b>	8,480
<b>RESIDENTIAL UNITS</b>	0
<b>COMMERCIAL UNITS</b>	8
<b>TOTAL UNITS</b>	8



### TAX INFORMATION (2023)

<b>TAXABLE VALUE</b>	\$65,470
<b>ANNUAL PROPERTY TAX</b>	\$5,876
<b>TAX CLASS</b>	02021
<b>TAX RATE</b>	8.9747%

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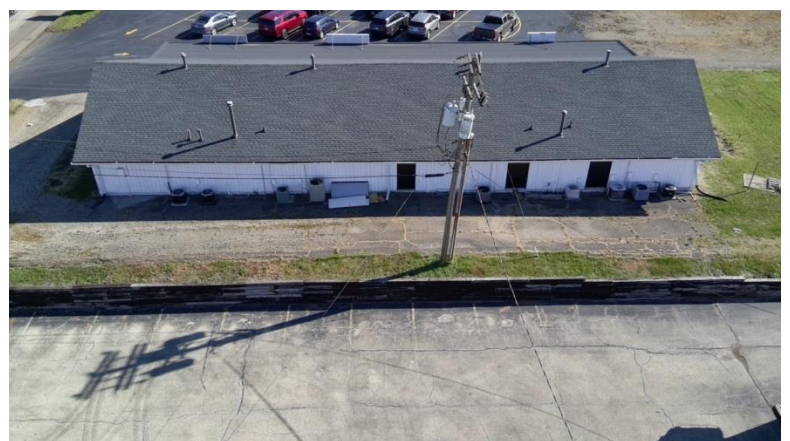
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EXTERIOR PHOTOS



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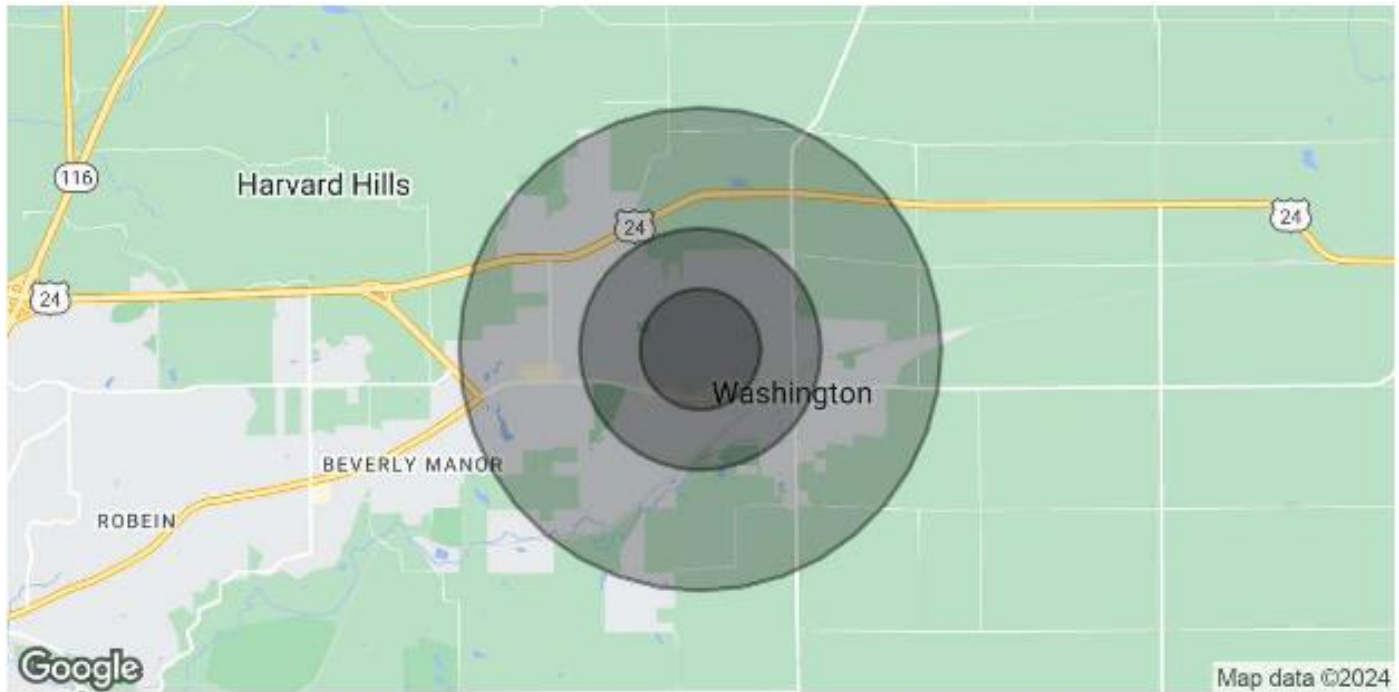
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## DEMOGRAPHICS MAP & REPORT – WASHINGTON, IL



<b>POPULATION</b>	<b>0.5 MILES</b>	<b>1 MILE</b>	<b>2 MILES</b>
Total Population	2,210	7,580	14,654
Average Age	38	39	40
Average Age (Male)	36	37	38
Average Age (Female)	40	40	41

<b>HOUSEHOLDS &amp; INCOME</b>	<b>0.5 MILES</b>	<b>1 MILE</b>	<b>2 MILES</b>
Total Households	803	2,844	5,604
# of Persons per HH	2.8	2.7	2.6
Average HH Income	\$114,511	\$114,231	\$115,596
Average House Value	\$281,824	\$274,344	\$274,596

Demographics data derived from AlphaMap

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