

2449 Washington St
WASHINGTON, IL 61571



RE/MAX
COMMERCIAL
TRADERS UNLIMITED

FOR SALE | 2449 WASHINGTON ST

ASKING PRICE: \$230,000



EXECUTIVE SUMMARY

Maximize your business visibility with this versatile commercial property strategically located in the high-traffic Washington Street Corridor. Priced at an exceptional \$230,000, this multi-functional facility features a two-story main building seamlessly connected to an attached single-story A-frame warehouse, perfectly blending retail exposure with industrial utility. Some key features include: professional front office/showroom with dramatic floor-to-ceiling windows, two private offices, high-utility rear warehouse and large secondary warehouse, and on-site second-floor apartment. Warehouse is equipped with two 9' overhead doors and heavy-duty freight elevator. Property also includes ample lot parking and full drive-around white-rocked driveway.



12,096
AVAILABLE SF



**RETAIL
WAREHOUSE**
PROPERTY TYPE



1965
YEAR BUILT



B-3
ZONING

CLICK [HERE](#) FOR LINK TO

- Property Photos & Videos
- Floorplans
- County Records



JUSTIN BALL
JUSTIN.BALL@REMAX.NET
309 .3 23.0399

JESSICA BALL
JESSICABALL@REMAX.NET
309 .3 63.2929

STEVE REED
STEVENREED@REMAX.NET
309 .3 03.4730

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PROPERTY INFORMATION

ADDRESS 2449 Washington St

CITY/STATE/ZIP Washington, IL 61571

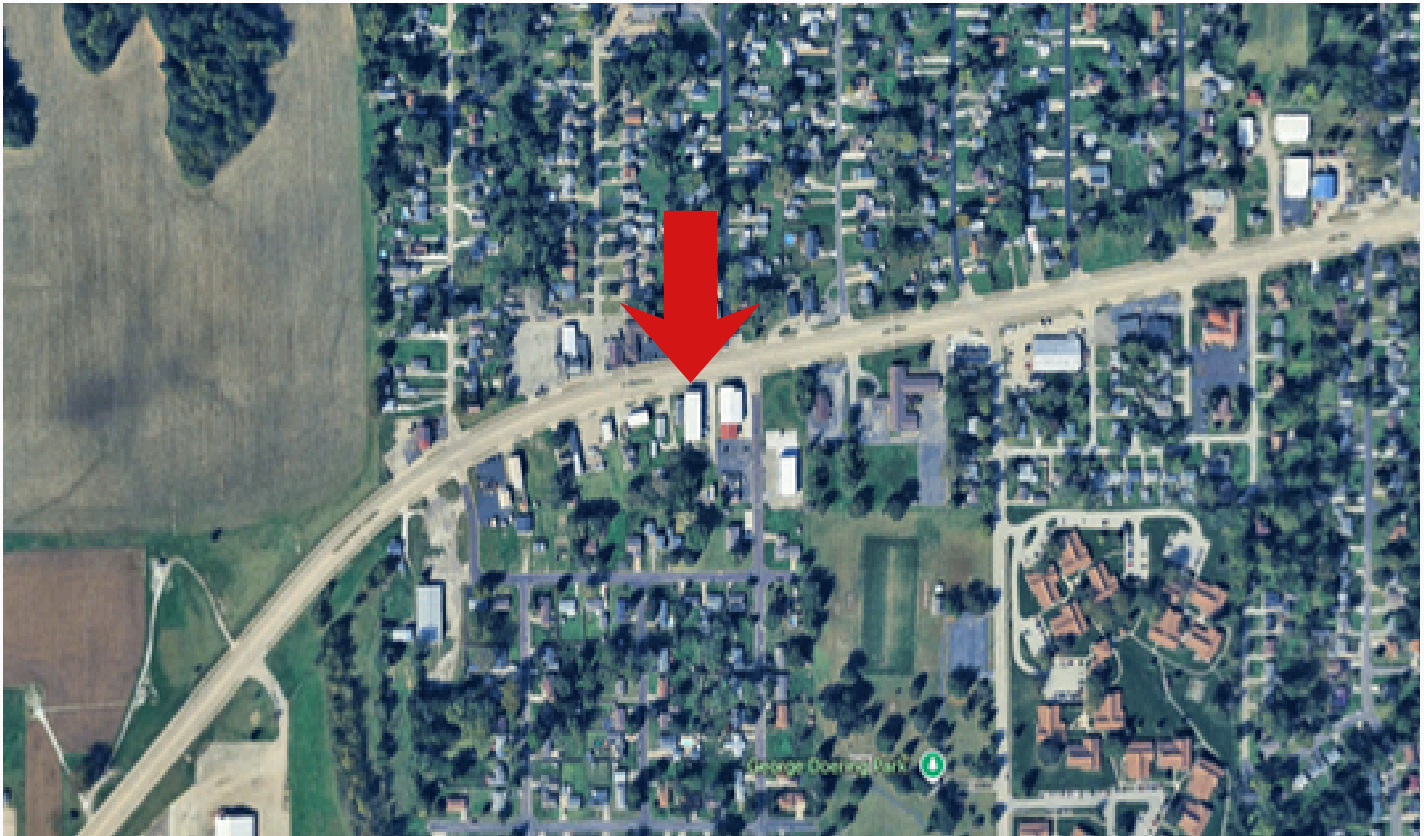
PARCEL ID(s) 02-02-19-316-010
02-02-19-316-011

PROPERTY TYPE Retail, Warehouse

ZONING B-3

TOTAL BUILDING SF 12,096

YEAR BUILT 1965



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EXTERIOR PHOTOS



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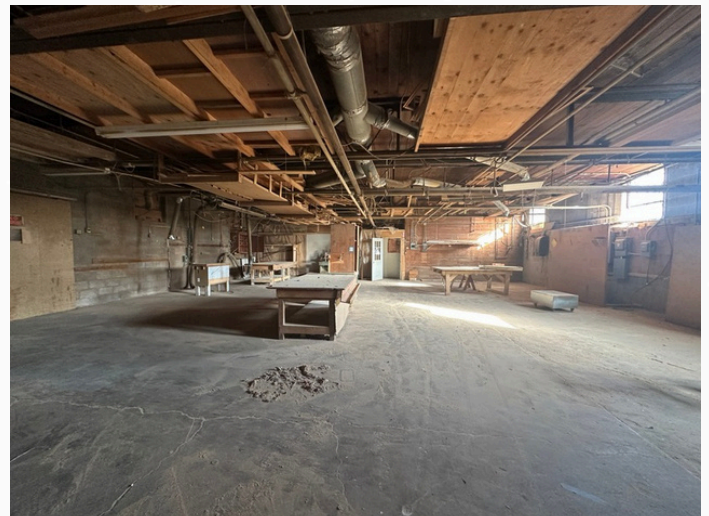
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INTERIOR PHOTOS



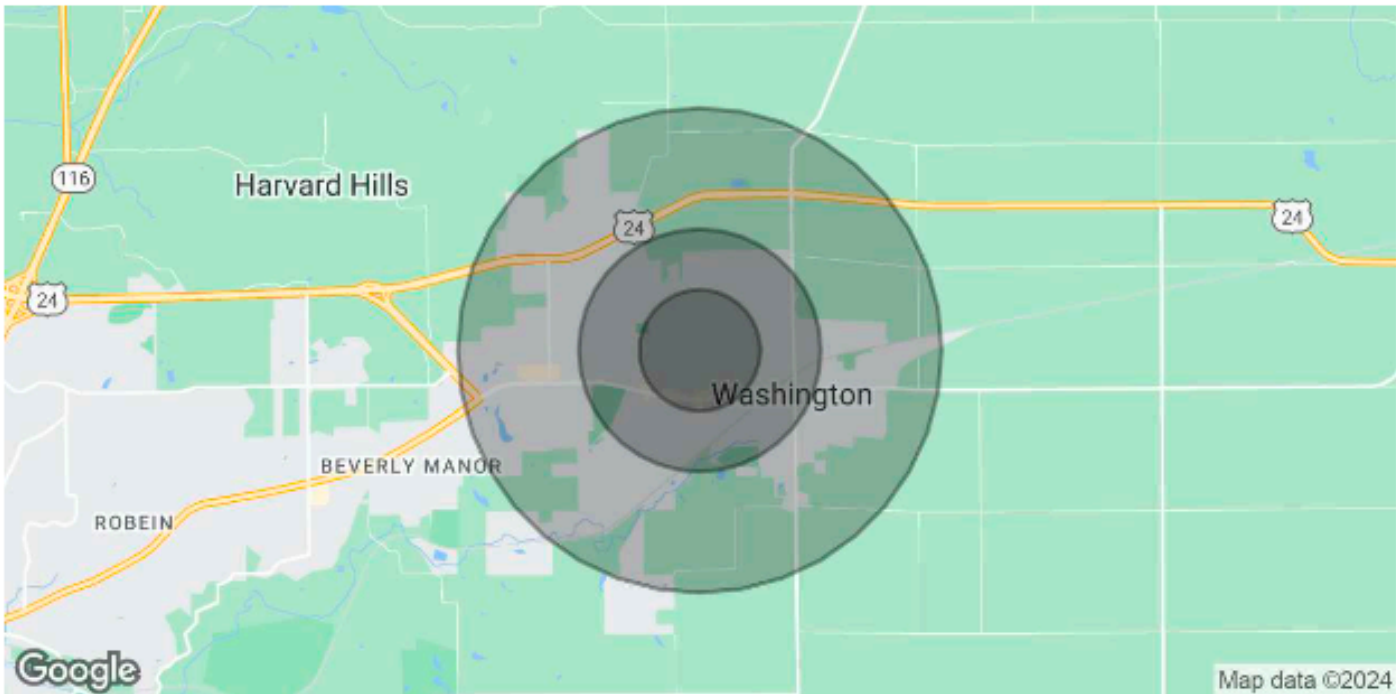
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WASHINGTON AREA DEMOGRAPHICS



POPULATION	0.5 MILES	1 MILE	2 MILES
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

HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	2 MILES
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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TRADERS UNLIMITED



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



STEVE REED
Broker, REALTOR
Tel: (309) 303-4730
StevenReed@Remax.net
Lic #475.181829

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