

412 & 414 S Locust St

DELAVAN, IL 61734



RE/MAX
COMMERCIAL®
TRADERS UNLIMITED

FOR SALE | 412 & 414 S LOCUST ST

ASKING PRICE: \$279,900



EXECUTIVE SUMMARY

Excellent opportunity to own a historic building on the square downtown in Delavan. This investment property consists of two retail spaces and one apartment on the main level, and 3 apartments on the upper level of the building. New carports were put in to provide spaces for each unit. All four apartments are currently leased and both retail spaces are currently leased. There is one space still available that the current owners are using for storage that could be added to either retail unit. The building has been well cared for, updated and include a common laundry room. Current rents are \$3,450 per month. Recent improvements include new downspouts/gutters, front foundation and facade (2020), roof was repaired and resealed in 2024, and many windows have been replaced.



3,740
TOTAL SF



.16
ACRES



6
UNITS



Business
DISTRICT

CLICK [HERE](#) FOR LINK

- Property Photos & Videos
- Floorplans
- County Records



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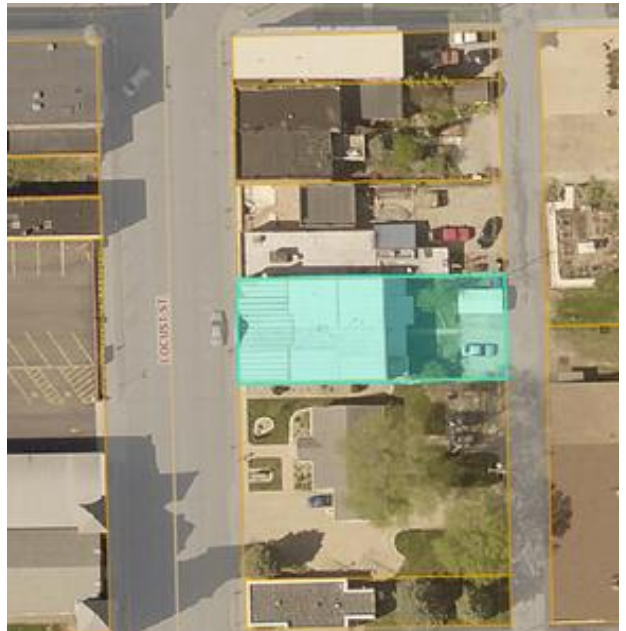
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PROPERTY INFORMATION

ADDRESS	412 & 414 S Locust St
CITY / STATE / ZIP	Delavan, IL 61734
PARCEL ID(s)	21-21-10-125-017
PROPERTY TYPE	Commercial/Investment
ZONING	Business District
TOTAL LOT ACRES	.16
# BUILDINGS	1
TOTAL UNITS	6: 4 Residential, 2 Retail
INCENTIVES	TIF District



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EXTERIOR PICTURES



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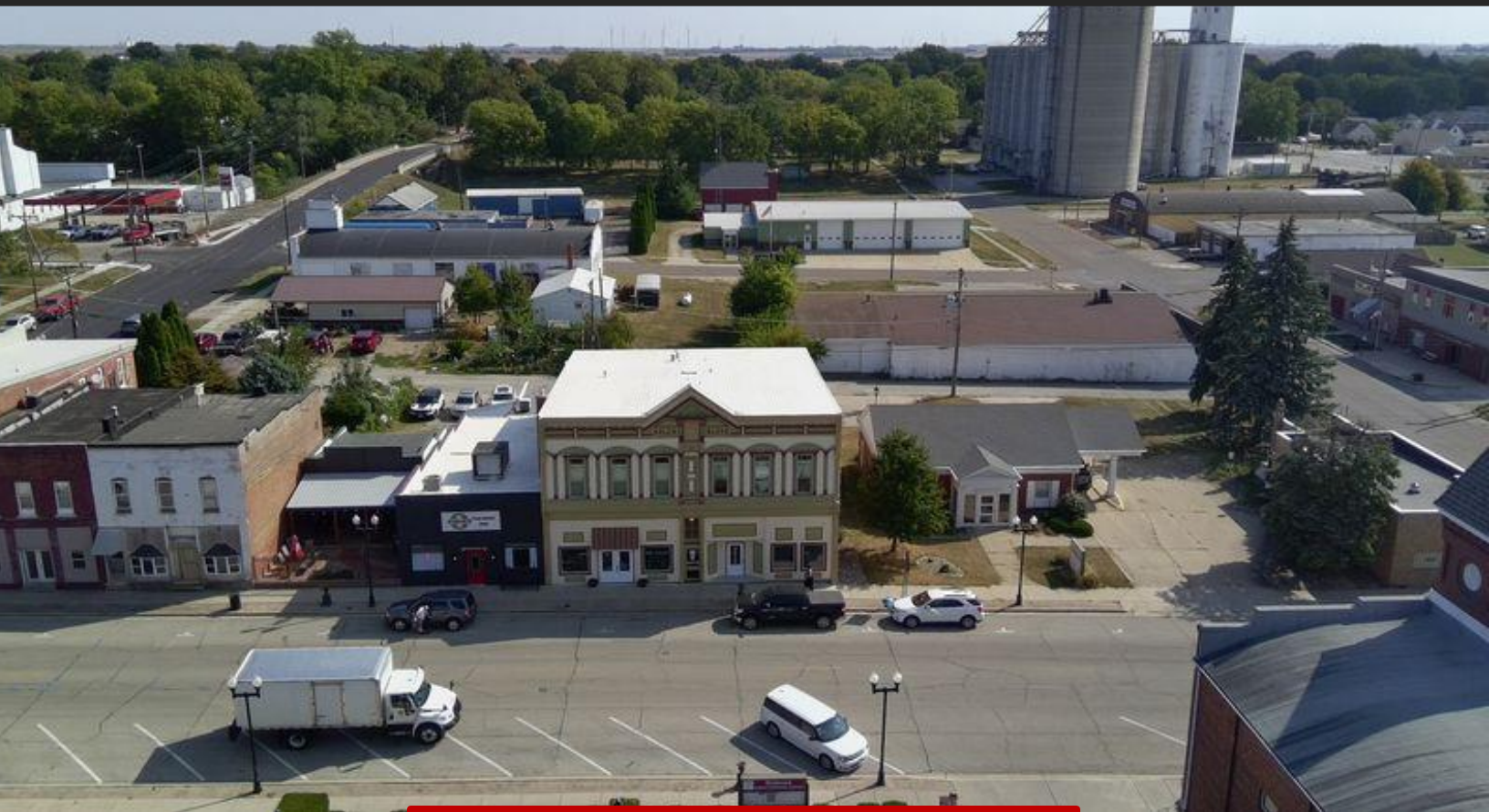
INTERIOR PICTURES



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Each office is independently owned and operated.
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