

FOR SALE | 4809 N Sheridan Road

ASKING PRICE: **\$575,000**



EXECUTIVE SUMMARY

REMAX Traders Unlimited has been exclusively retained to sell 4809 N Sheridan Road in Peoria IL. The Holistic Health Center of Peoria is a fully leased multi-tenant property anchored by a chiropractic office and 3 other tenant leases that provide other health and wellness services. The building is 4,586 square feet in total with 3,669 square feet on the main level and 917 square feet in the lower level that includes classroom and training spaces used by tenants. The parking lot has easy access from Sheridan Road and includes 33 parking spaces. The property includes a large monument sign, and ADA accessible ramps and doors. The property has an in-place CAP rate of 8.6% with potential for increased returns.



4,585
TOTAL SF



\$125
PRICE /SF



8.6%
CAP RATE



C-1
ZONING

CLICK FOLDER FOR LINK TO

- Property Photos
- County Tax Bills
- GIS Sketch



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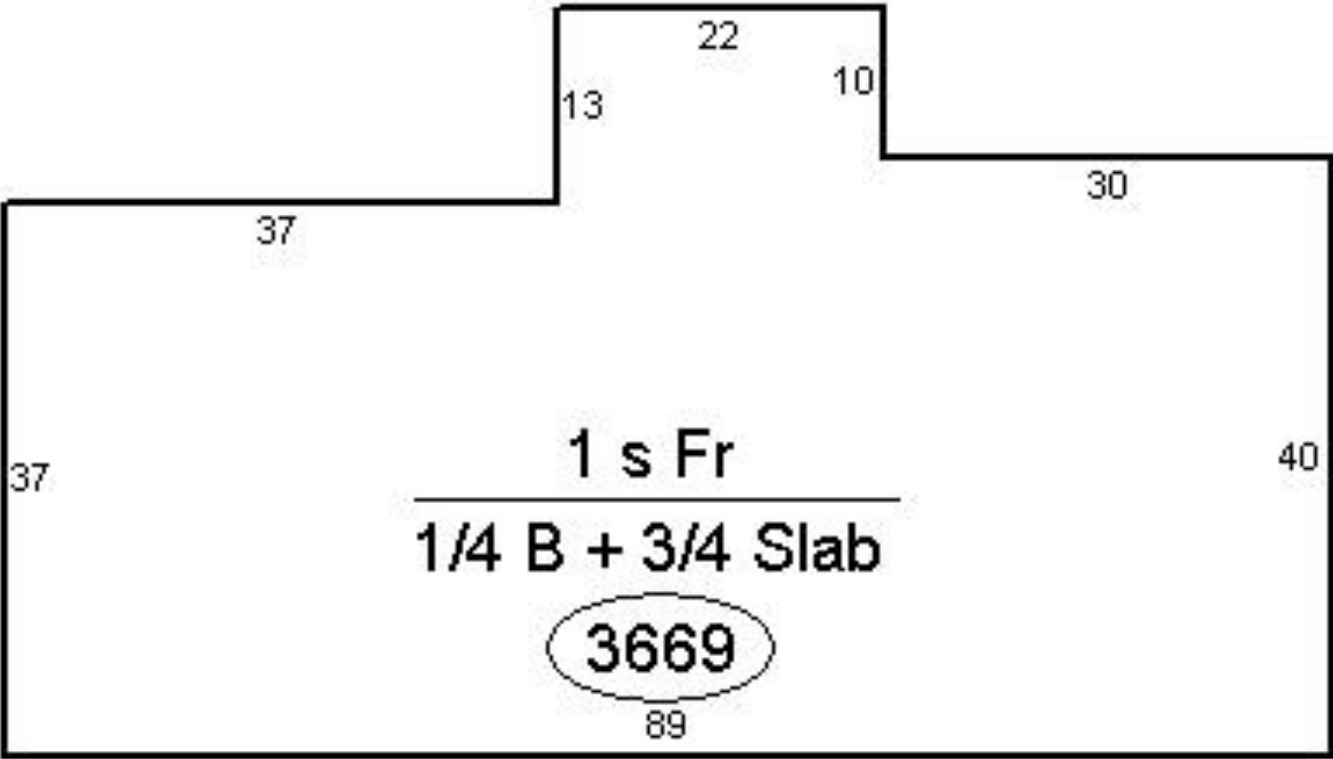
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TRADERS UNLIMITED

FLOORPLANS



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PROPERTY INFORMATION

ADDRESS	4809 N Sheridan Road
CITY / STATE / ZIP	Peoria, IL 61614
PARCEL ID(s)	14-20-427-016; 14-290-427-017
PROPERTY TYPE	Multi-Tenant Office
BUILDING SF	4,586
ZONING	C-1
YEAR BUILT	1980
TOTAL LOT ACRES	0.57
ANNUAL TAXES (2024)	\$15,884.64



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EXTERIOR PICTURES



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Each office is independently owned and operated.
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