

533 W Main Street

PRINCEVILLE, IL 61559



RE/MAX
COMMERCIAL®
TRADERS UNLIMITED

FOR SALE | 533 W MAIN STREET

ASKING PRICE: \$114,900



EXECUTIVE SUMMARY

This brick commercial building provides great opportunities for a business owner or investor in Princeville, IL. It would be an ideal location for a clinic or medical use. The building is currently divided into three units - an office suite on the east end of the building (1,100 SF), a retail suite on the west end of the building (835 SF), and a salon unit in the middle suite (1,300 SF). There is a shared foyer for the middle and east units of approximately 120 SF. Utilities include three furnaces and air conditioners, 2 Ameren electric meters (office, salon /retail together), 3 Ameren gas meters, and one water meter/one sewer meter. Property is located in the Princeville TIF I (see <https://princeville.org/tax-increment-financing/> for more information).



2,060
AVAILABLE SF



**OFFICE
RETAIL
INVESTMENT**
PROP TYPE



**TIF
DISTRICT**
INCENTIVE



C-1
ZONING

CLICK [HERE](#) FOR LINK TO

- Property Photos & Videos
- Floorplans
- County Records



JUSTIN BALL
JUSTIN.BALL@REMAX.NET
309.323.0399

JESSICA BALL
JESSICABALL@REMAX.NET
309.363.2929

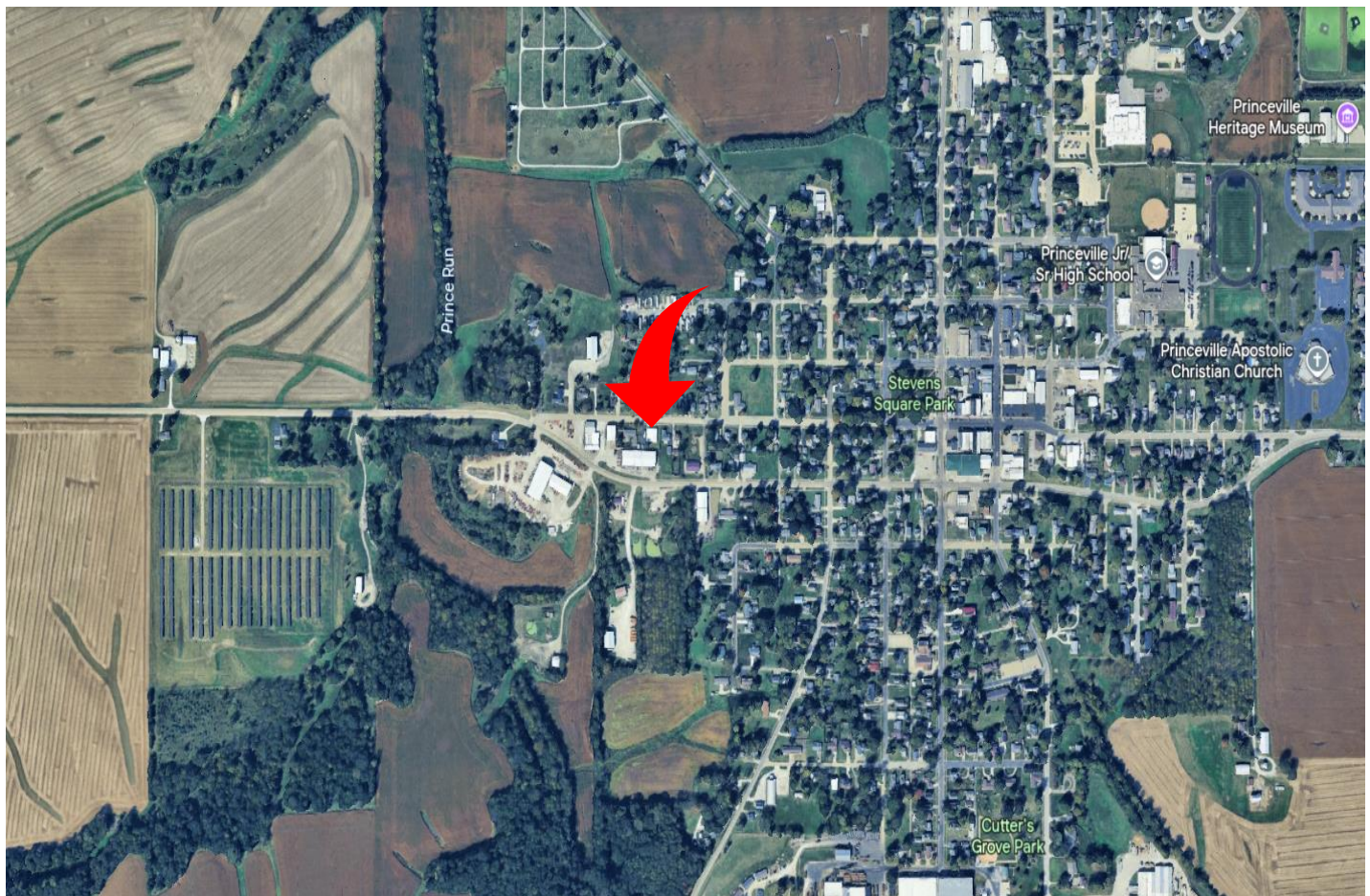
STEVE REED
STEVENREED@REMAX.NET
309.303.4730

RE/MAX
COMMERCIAL
TRADERS UNLIMITED

FOR SALE | 533 W MAIN STREET

PROPERTY INFORMATION

ADDRESS	533 W Main St
CITY / STATE / ZIP	Princeville, IL 61559
PARCEL ID(s)	02-24-201-003
PROPERTY TYPE	Office, Retail, Investment
ZONING	C-1
TOTAL LOT ACRES	0.29
TOTAL BLDG SF	3,360
TOTAL AVAILABLE SF	2,060



JUSTIN BALL
JUSTIN.BALL@REMAX.NET
309.323.0399

JESSICA BALL
JESSICABALL@REMAX.NET
309.363.2929

STEVE REED
STEVENREED@REMAX.NET
309.303.4730

RE/MAX
COMMERCIAL
TRADERS UNLIMITED

FOR SALE | 533 W MAIN STREET

EXTERIOR PICTURES



JUSTIN BALL
JUSTIN.BALL@REMAX.NET
309.323.0399

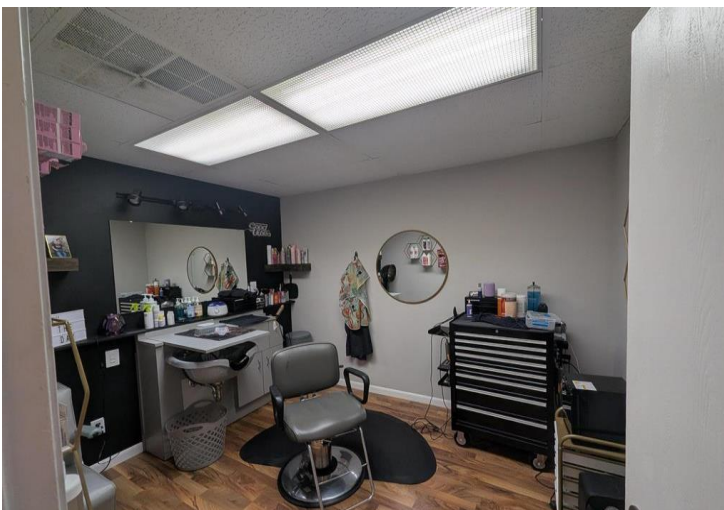
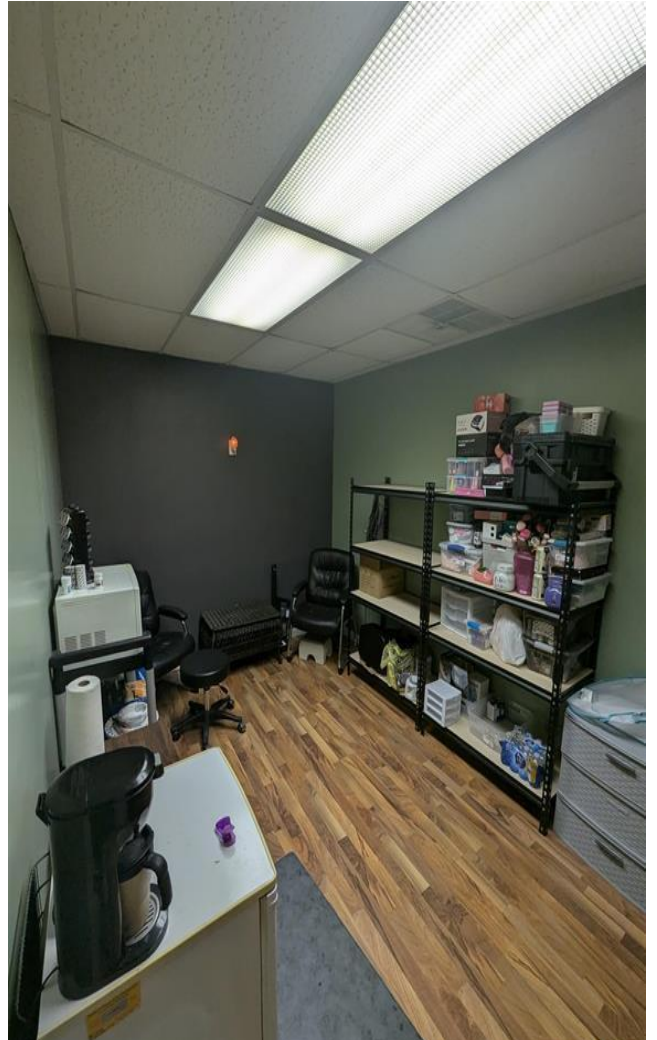
JESSICA BALL
JESSICABALL@REMAX.NET
309.363.2929

STEVE REED
STEVENREED@REMAX.NET
309.303.4730

RE/MAX
COMMERCIAL
TRADERS UNLIMITED

FOR SALE | 533 W MAIN STREET

INTERIOR PICTURES



JUSTIN BALL
JUSTIN.BALL@REMAX.NET
309.323.0399

JESSICA BALL
JESSICABALL@REMAX.NET
309.363.2929

STEVE REED
STEVENREED@REMAX.NET
309.303.4730

RE/MAX
COMMERCIAL
TRADERS UNLIMITED



533 W MAIN ST
PRINCEVILLE, IL 61559

RE/MAX
COMMERCIAL®

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