# 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). Property is available for sale on a Contract for Deed in addition to cash or conventional financing.

**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


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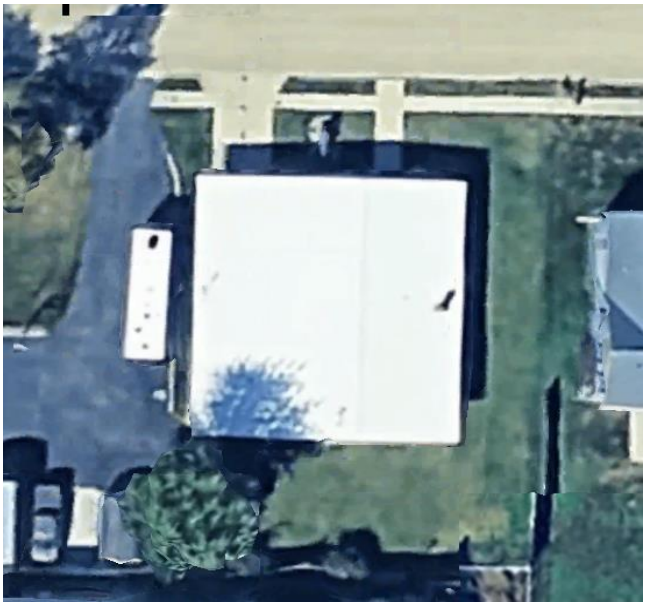
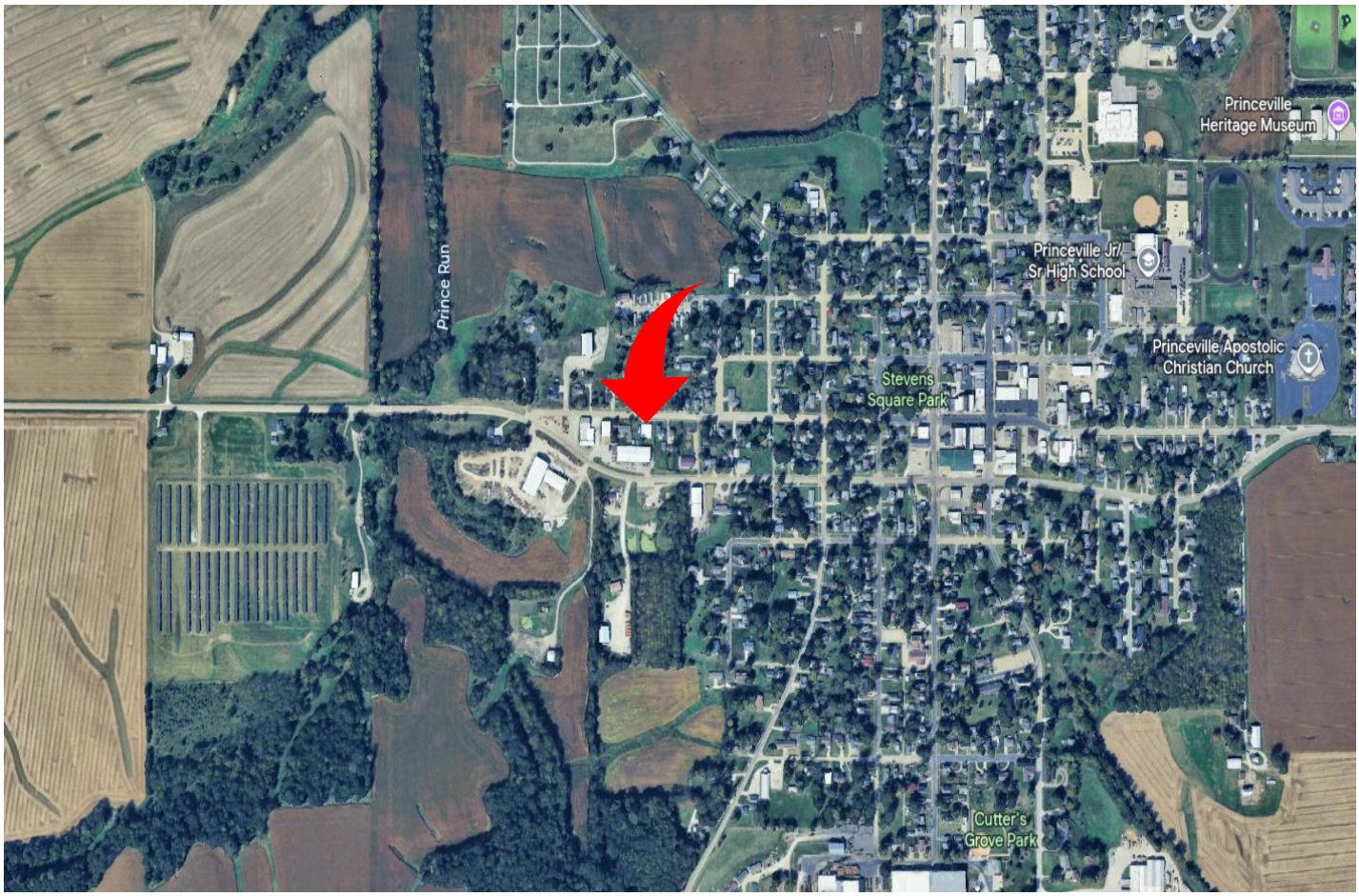
## PROPERTY INFORMATION

| | |
|---|---|
| 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 |



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## EXTERIOR PICTURES

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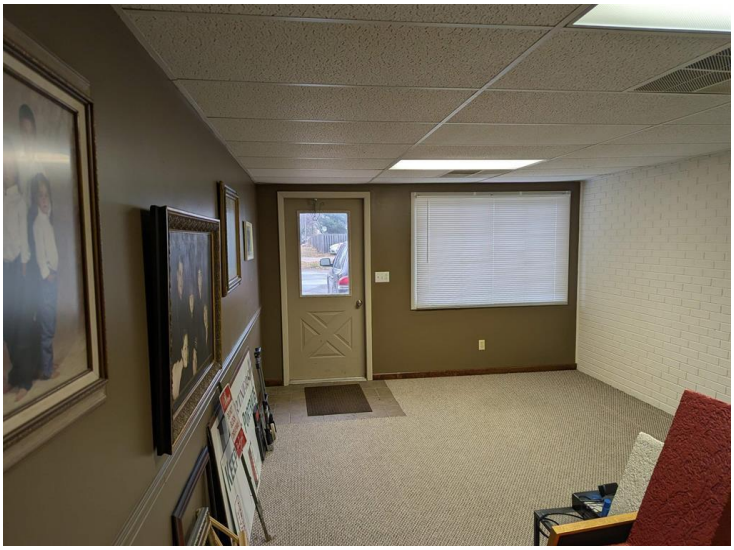
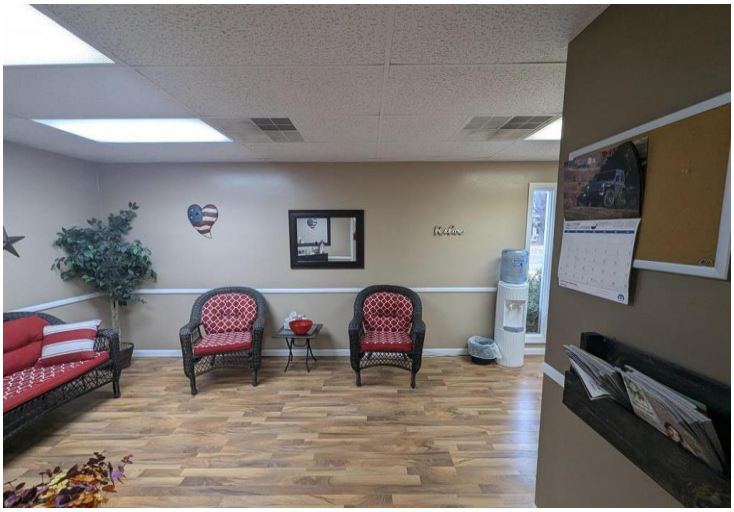
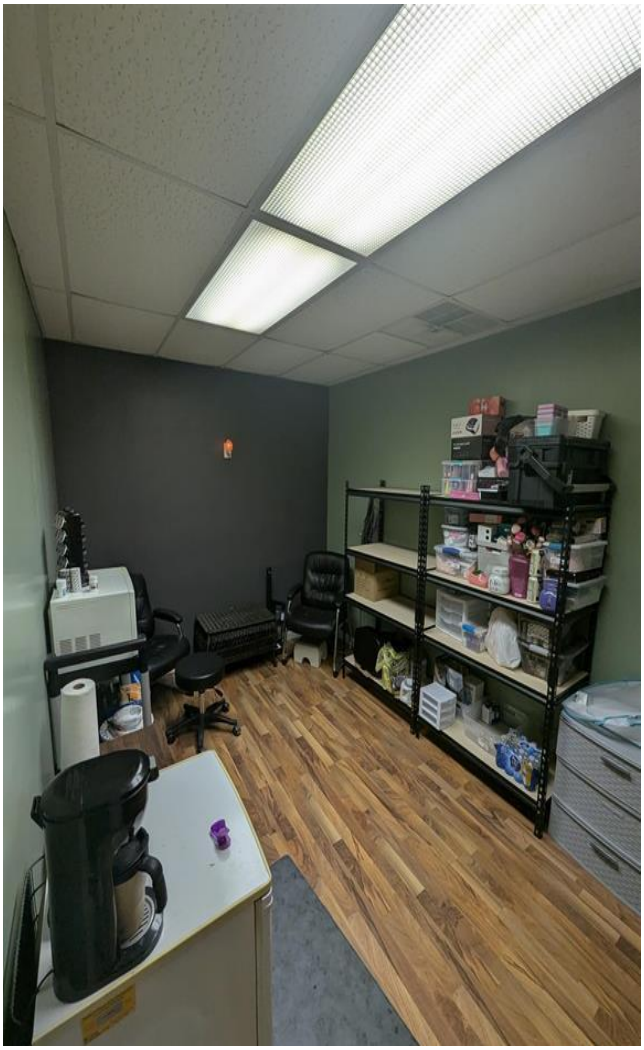
## INTERIOR PICTURES







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All information contained herein is deemed reliable but not guaranteed.
Each office is independently owned and operated.

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