

# FOR SALE | 723 N 2nd Street

ASKING PRICE: \$189,000



## EXECUTIVE SUMMARY

REMAX Traders Unlimited has been exclusively retained to sell 723 N 2nd Avenue in Chillicothe, IL. The 3,157 SF office building with an excellent location just 2 blocks off Route 29 and one block from downtown Chillicothe. This former doctor's and chiropractors' office features reception space, waiting rooms, 5-7 offices/exam rooms, kitchen and 2 half bathrooms and 1 full bathroom. The building has 2 HVAC systems and a parking lot with 15+ parking spaces. There are many business, office and retail possibilities for this property.



**3,157**  
TOTAL SF



**\$60**  
PRICE / SF



**15+**  
PARKING  
SPOTS



**C-2**  
ZONING

CLICK FOLDER FOR LINK TO

- Property Photos
- County Tax Bills
- GIS Sketch



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**RE/MAX**  
COMMERCIAL

TRADERS UNLIMITED



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## PROPERTY INFORMATION

ADDRESS	723 N 2nd Street
CITY / STATE / ZIP	Chillicothe IL 61523
PARCEL ID(s)	05-29-227-005; -006; -007
PROPERTY TYPE	Office Building w/ Parking Lot
TOTAL LOTS	3
TOTAL LOT ACRES	0.3
ZONING	C-2
BUILDING SF	3,157
STORIES	1
ANNUAL TAXES (2024)	\$4,138.74



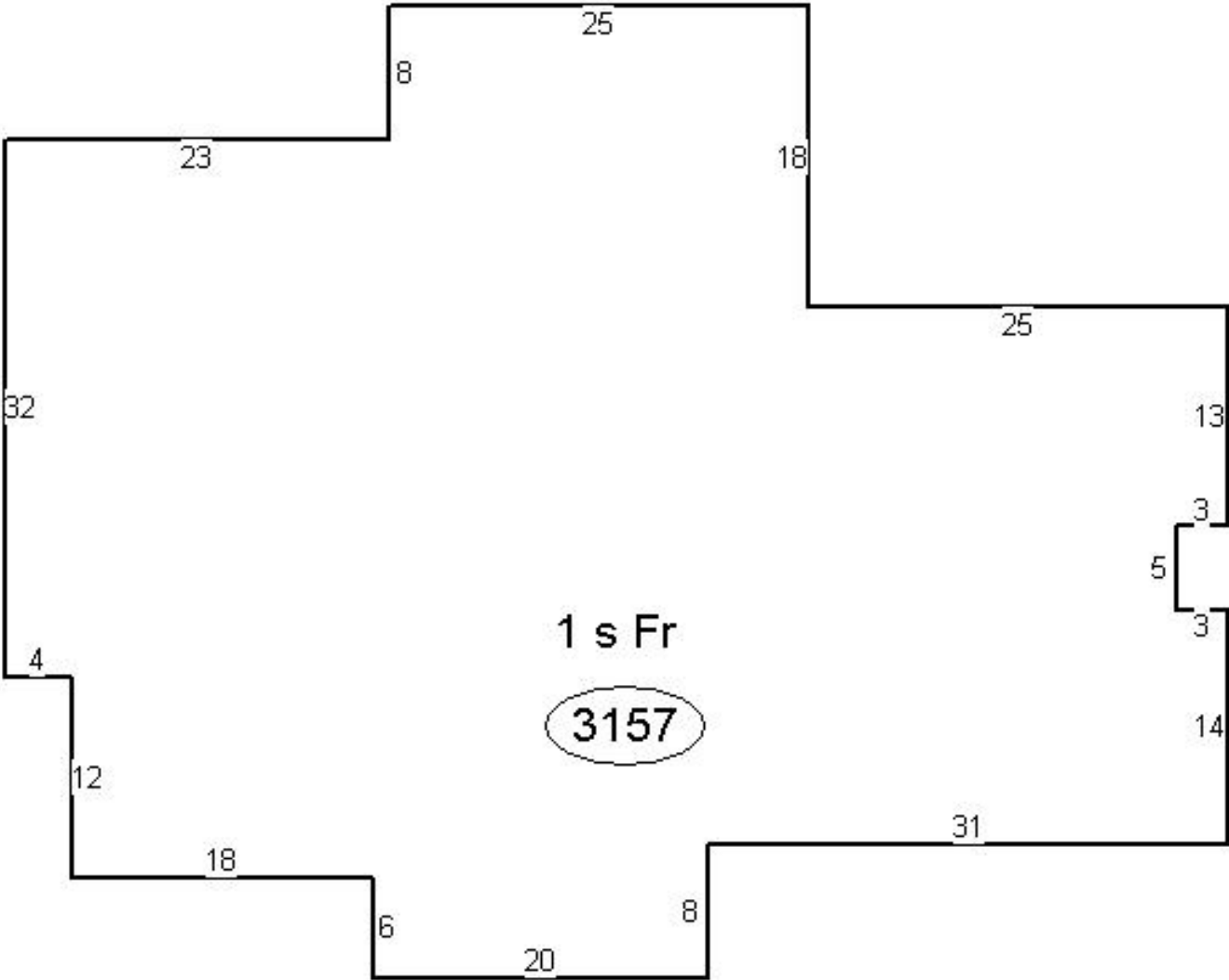
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**EXTERIOR PICTURES**



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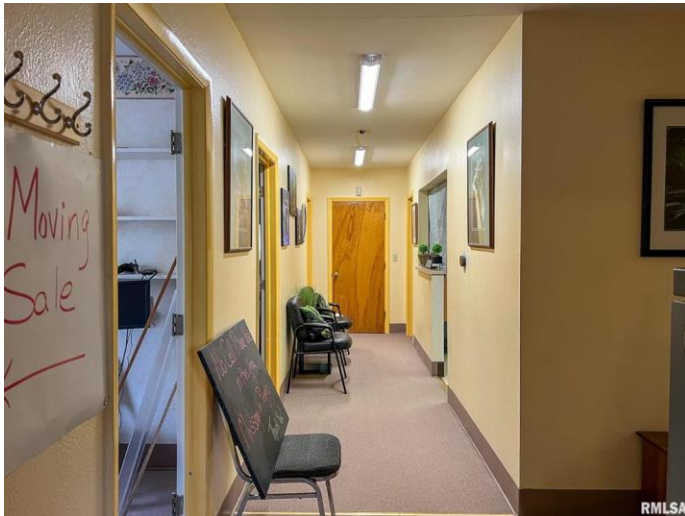
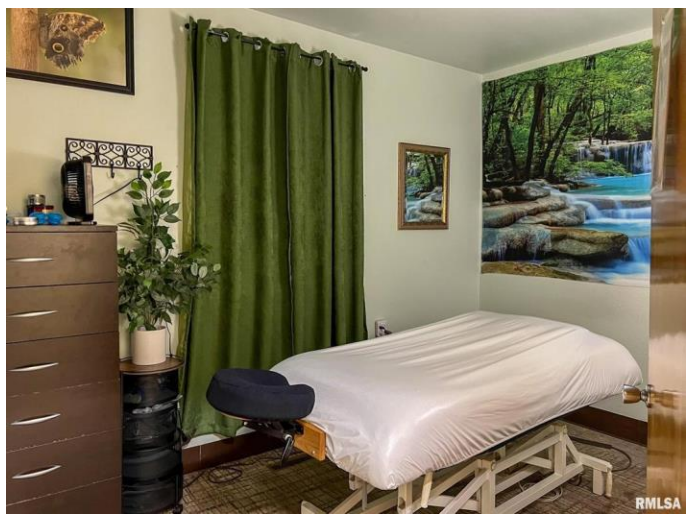
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## INTERIOR PICTURES



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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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