



123 S. Sampson Street

is being offered at

\$209,900

PROPERTY DESCRIPTION

Downtown Tremont location perfect for office or retail with 2 residential units on second floor. Main floor has large front reception area, 3 offices (one with a walk-in closet for storage), 2 restrooms, additional storage closets and break room with a kitchenette. There is additional unfinished rooms in the back of the main floor for more storage and a rear exit. Upper level has its own entrance in the rear and is 2 one bedroom updated residential units currently on leases. Great curb appeal with large front windows facing the street to showcase your business and presence downtown. New Roof in 2024! Zoned B1 Central District

LISTING METRICS

3	3,336
TOTAL UNITS	TOTAL SQUARE FEET
\$69,966	\$63
PRICE / UNIT	PRICE / SF
66%	\$4,524
OCCUPANCY	PROJECTED TAXES

Mike O'Bryan

Justin Ball

Tel: (309) 323-0399
justinashbyball@gmail.com

Jessica Ball

Tel: (309) 363-2929
jessicaball@remax.net

Gene Pflederer

Tel: (309) 253-6800
gpflederer@msn.com

RENT ROLL

RESIDENTIAL REVENUE					CURRENT		PROJECTED	
UNIT	BEDS	BATHS	SF	EXPIRATION	MONTHLY RENT	\$/SF	MONTHLY RENT	\$/SF
1	1	1	750	-	\$650	\$10	\$775	\$12
2	1	1	750	-	\$550	\$9	\$775	\$12
RESIDENTIAL MONTHLY			1,500		\$1,200	\$10	\$1,550	\$12
RESIDENTIAL ANNUALLY					\$14,400	\$10	\$18,600	\$12

COMMERCIAL REVENUE				CURRENT		PROJECTED	
UNIT	TENANT	SF	EXPIRATION	MONTHLY RENT	\$/SF	MONTHLY RENT	\$/SF
1st Floor	N/A	1,600	Owner Occupied	\$1,425	\$11	\$1,650	\$12
Commercial Annual				\$17,100	\$11	\$19,800	\$12

TOTAL INCOME	\$31,500	\$38,400
--------------	----------	----------

Mike O'Bryan

Justin Ball
Tel: (309) 323-0399

Jessica Ball
Tel: (309) 363-2929

Gene Pflederer
Tel: (309) 253-6800





PROPERTY DESCRIPTION

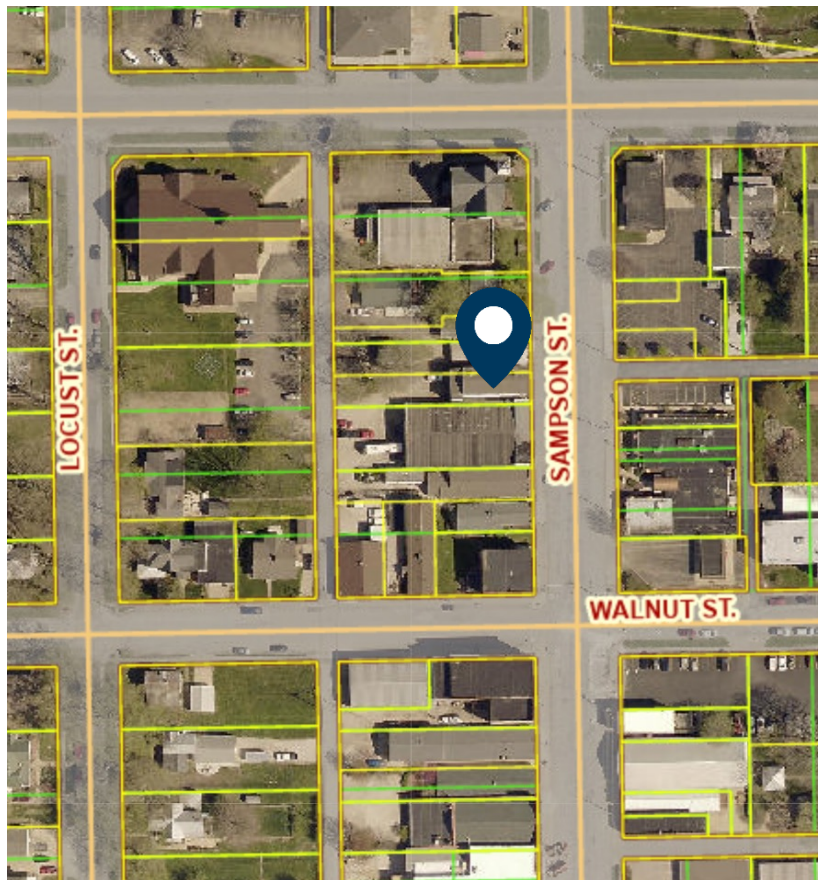
ADDRESS	123 S. Sampson Street
CITY / STATE / ZIP	Tremont, IL 61568
PARCEL ID	12-12-18-325-011
LOT DIMENSIONS	30 X 185
LOT SF	5,550
ZONING / LAND USE	B1 - Central District

BUILDING INFORMATION

PROPERTY TYPE	Mixed-Use
PROPERTY DIMENSIONS	24 X 70
STORIES	2
TOTAL GROSS SF	3,336
RESIDENTIAL UNITS	2
COMMERCIAL UNITS	1
GROSS RESIDENTIAL SF	1,680
GROSS COMMERCIAL SF	1,658

TAX INFORMATION (2023)

TOTAL ASSESSMENT	\$57,820
ANNUAL PROPERTY TAX	\$4,524
TAX CLASS	12006
TAX RATE	7.8242%



Mike O'Bryan

Justin Ball
Tel: (309) 323-0399

Jessica Ball
Tel: (309) 363-2929

Gene Pflederer
Tel: (309) 253-6800

O'BRYAN AND BALL
COMMERCIAL REAL ESTATE

RE/MAX
COMMERCIAL
TRADERS UNLIMITED

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

EXTERIOR PHOTOS



Mike O'Bryan

Justin Ball
Tel: (309) 323-0399

Jessica Ball
Tel: (309) 363-2929

Gene Pflederer
Tel: (309) 253-6800



INTERIOR PHOTOS – Office / Retail



Mike O'Bryan

Justin Ball
Tel: (309) 323-0399

Jessica Ball
Tel: (309) 363-2929

Gene Pflederer
Tel: (309) 253-6800

O'BRYAN AND BALL
COMMERCIAL REAL ESTATE
RE/MAX
COMMERCIAL
TRADERS UNLIMITED

INTERIOR PHOTOS - Residential



Mike O'Bryan

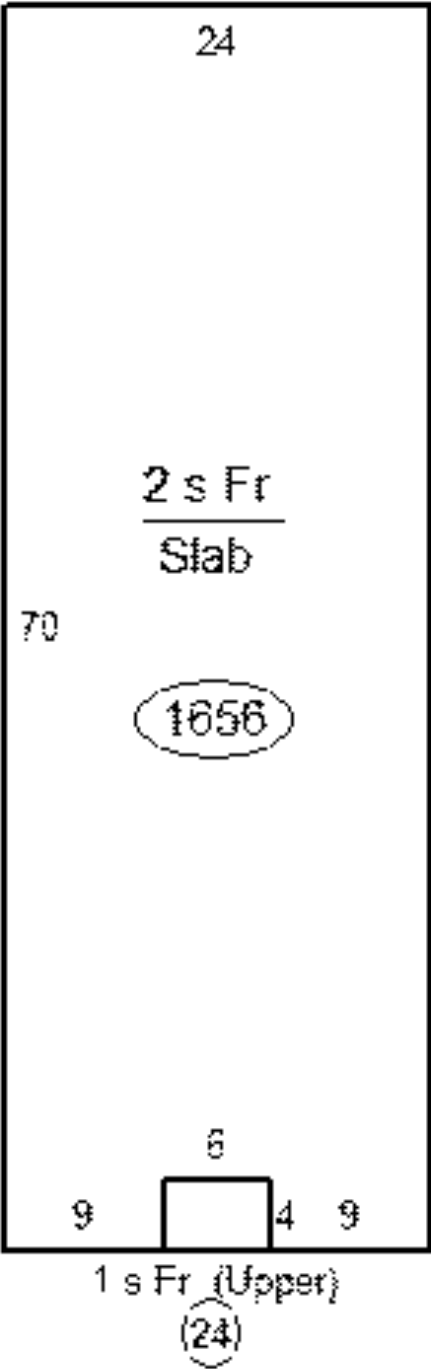
Justin Ball
Tel: (309) 323-0399

Jessica Ball
Tel: (309) 363-2929

Gene Pflederer
Tel: (309) 253-6800

O'BRYAN AND BALL
COMMERCIAL REAL ESTATE
RE/MAX
COMMERCIAL
TRADERS UNLIMITED

GIS SKETCH



Mike O'Bryan

Justin Ball
Tel: (309) 323-0399

Jessica Ball
Tel: (309) 363-2929

Gene Pflederer
Tel: (309) 253-6800





O'BRYAN AND BALL
COMMERCIAL REAL ESTATE



TRADERS UNLIMITED



Mike O'Bryan
President; RE/MAX Commercial
Lic #471.006473



Jessica Ball
Broker, REALTOR
Tel: (309) 363-2929
jessicaball@remax.net
Lic #475.175281



Justin Ball
Broker, REALTOR
Tel: (309) 323-0399
Justin.ball@remax.net
Lic #475.175281



Gene Pflederer
Broker, REALTOR
Tel: (309) 253-6800
gpflederer@msn.com
Lic # 475.126366

www.CommercialPeoria.com

3622 N Knoxville Avenue, Peoria, IL 61603