



817-821 NE Adams Street
is being offered at

\$199,900

PROPERTY DESCRIPTION

Commercial building with warehouse and remodeled office space located just east of downtown Peoria. This well taken care, brick facade, single story building includes a side parking lot, rear parking lot with overhead garage door (18' wide by 7'5" tall) and alley access, and front entrance on Adams. The corner lot on Adams and Morgan is also included in the sale providing room to expand the building or additional parking. Office space includes 3 offices, restroom and work areas. Warehouse/garage space includes workspaces, painting area and restroom w/utility sink. The entire building is heated & air conditioned. There are floor drains throughout the warehouse/garage space and a trench drain outside of the garage door.

LISTING METRICS

5,700
TOTAL BUILDING SF

15,048
PARKING+LAND SF

\$35
PRICE /SF

\$5,155
PROJECTED TAXES

VACANT
AT CLOSING

EXPANSION
OPPORTUNITY

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PROPERTY DESCRIPTION

ADDRESS	817 NE Adams Street	819 NE Adams St	821 NE Adams St	TOTAL
CITY / STATE / ZIP	Peoria, IL 61603	Peoria, IL 61603	Peoria, IL 61603	
PARCEL ID	18-03-358-017	18-03-358-018	18-03-358-019	
ZONING / LAND USE	CG - Gen. Commercial	CG	CG	
LOT DIMENSIONS	57 X 174	28.5 X 174	57 X 177	
LOT SF	9,918	4,959	10,089	24,966

BUILDING INFORMATION

PROPERTY TYPE	Industrial / Office	Parking Lot	Land	
PROPERTY DIMENSIONS	57 X 100	-	-	
STORIES	1	-	-	
YEAR BUILT / LAST ALTERED	2024 Renovated	-	-	
ABOVE GRADE GROSS SF	5,700	0	0	5,700
BELOW GRADE GROSS SF	0	0	0	0
TOTAL GROSS SF	5,700	0	0	5,700

TAX INFORMATION (2023)

TOTAL ASSESSMENT	\$45,730	\$3,780	\$5,280	\$54,790
ANNUAL PROPERTY TAX	\$4,303	\$356	\$497	\$5,155
TAX CLASS	001	001	001	
TAX RATE	9.4087%	9.4087%	9.4087%	

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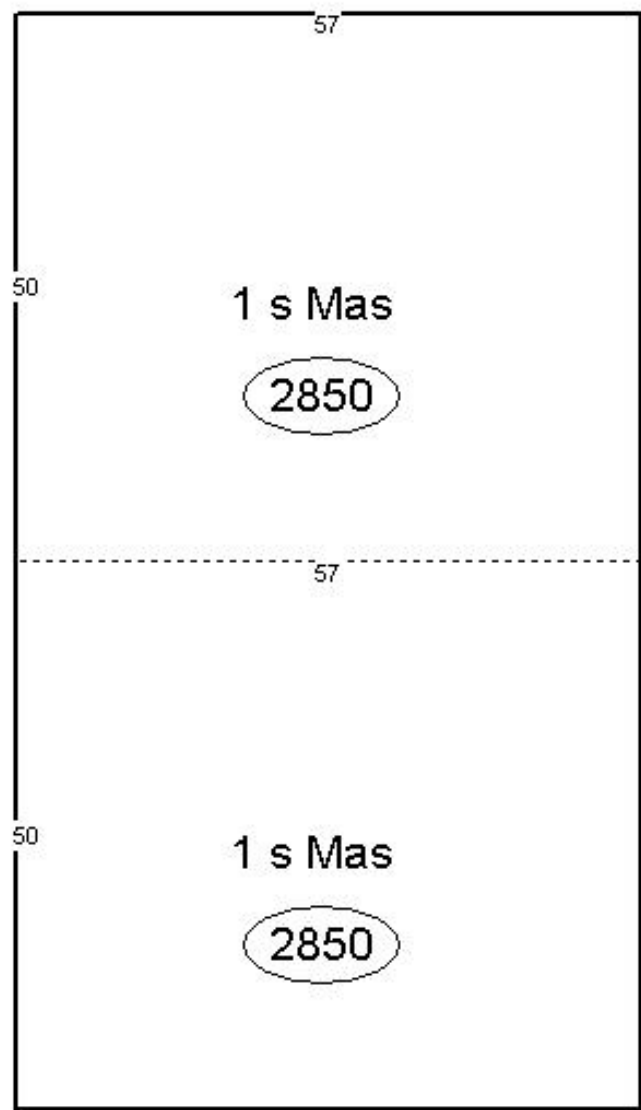
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FLOORPLAN SKETCH – 817 NE ADAMS ST



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EXTERIOR PHOTOS



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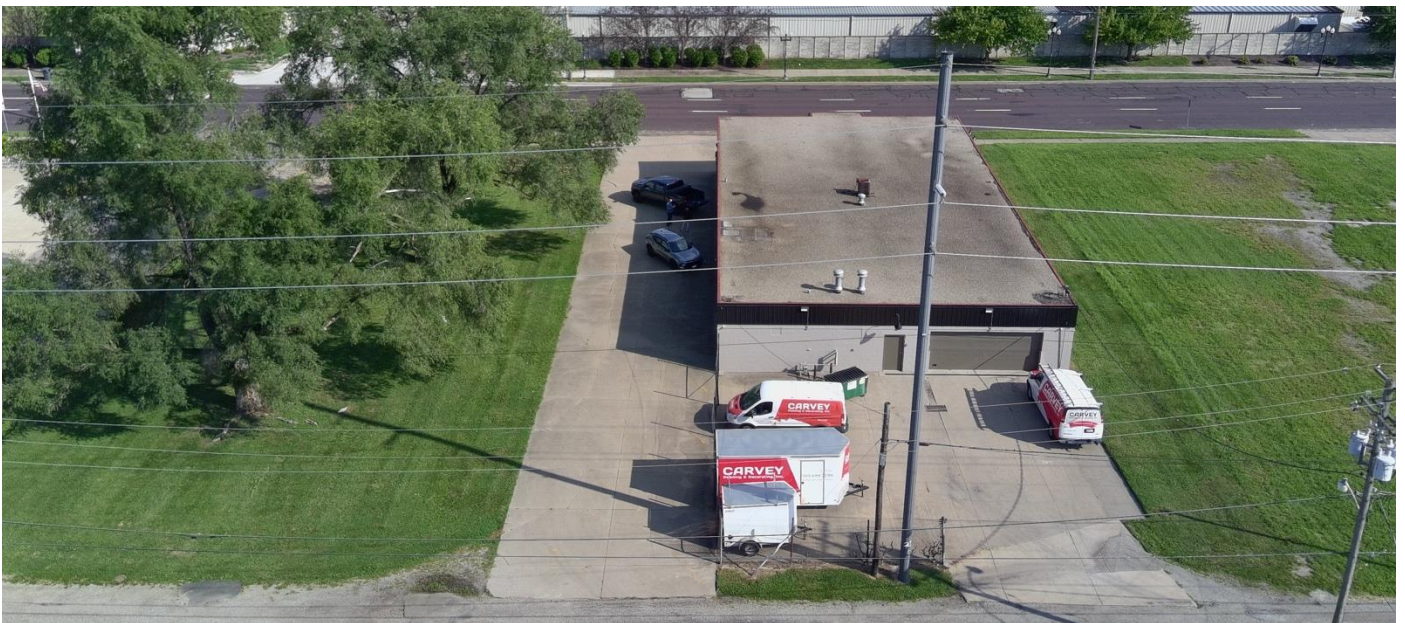
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All information contained herein is deemed reliable but not guaranteed. Each office is independently owned and operated
Office: 3622 N Knoxville Avenue, Peoria, IL 61603

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EXTERIOR PHOTOS – PARKING LOT + LAND



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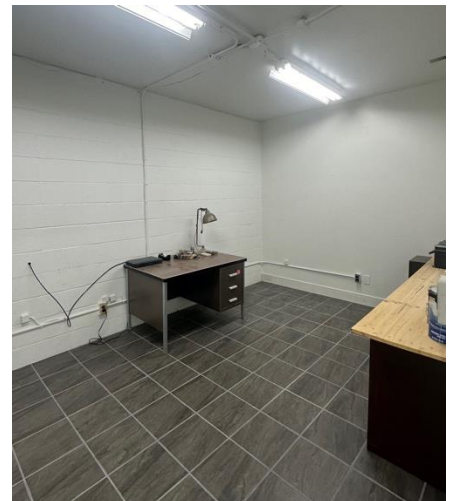
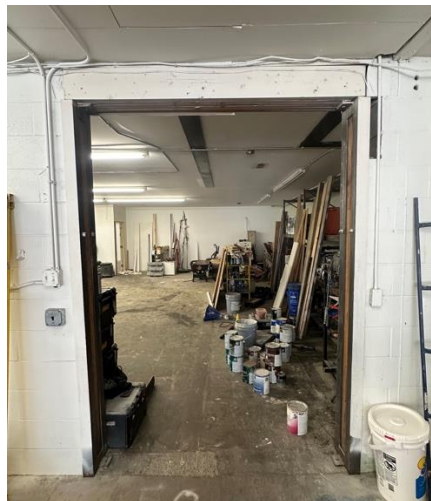
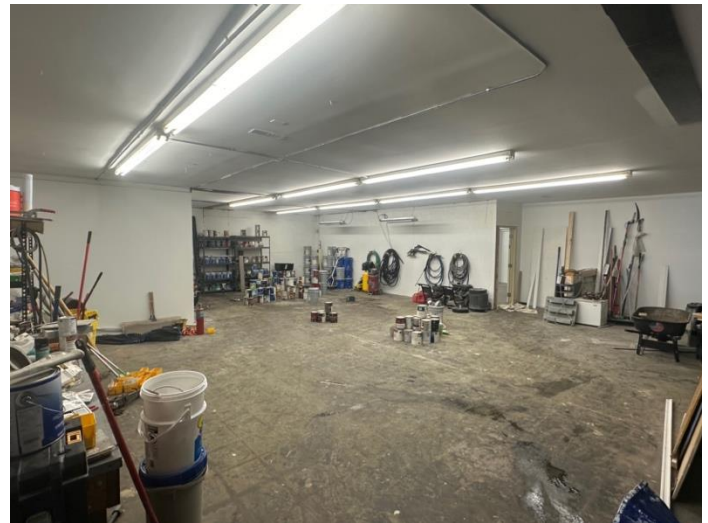
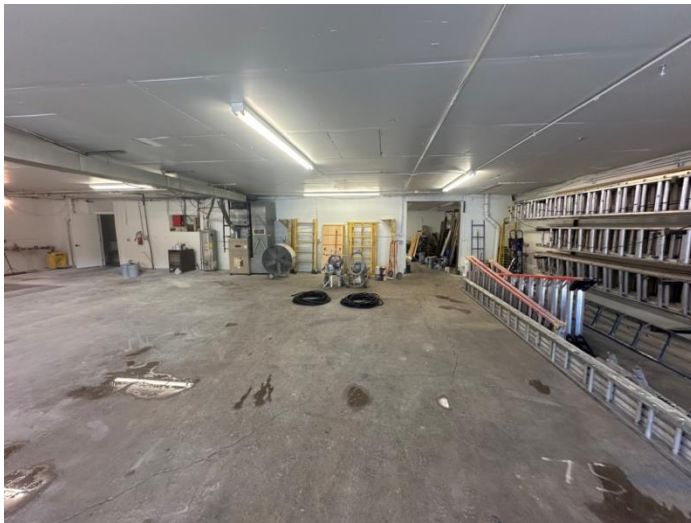
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INTERIOR PHOTOS - WAREHOUSE



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INTERIOR PHOTOS - OFFICE



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INTERIOR PHOTOS - UTILITIES



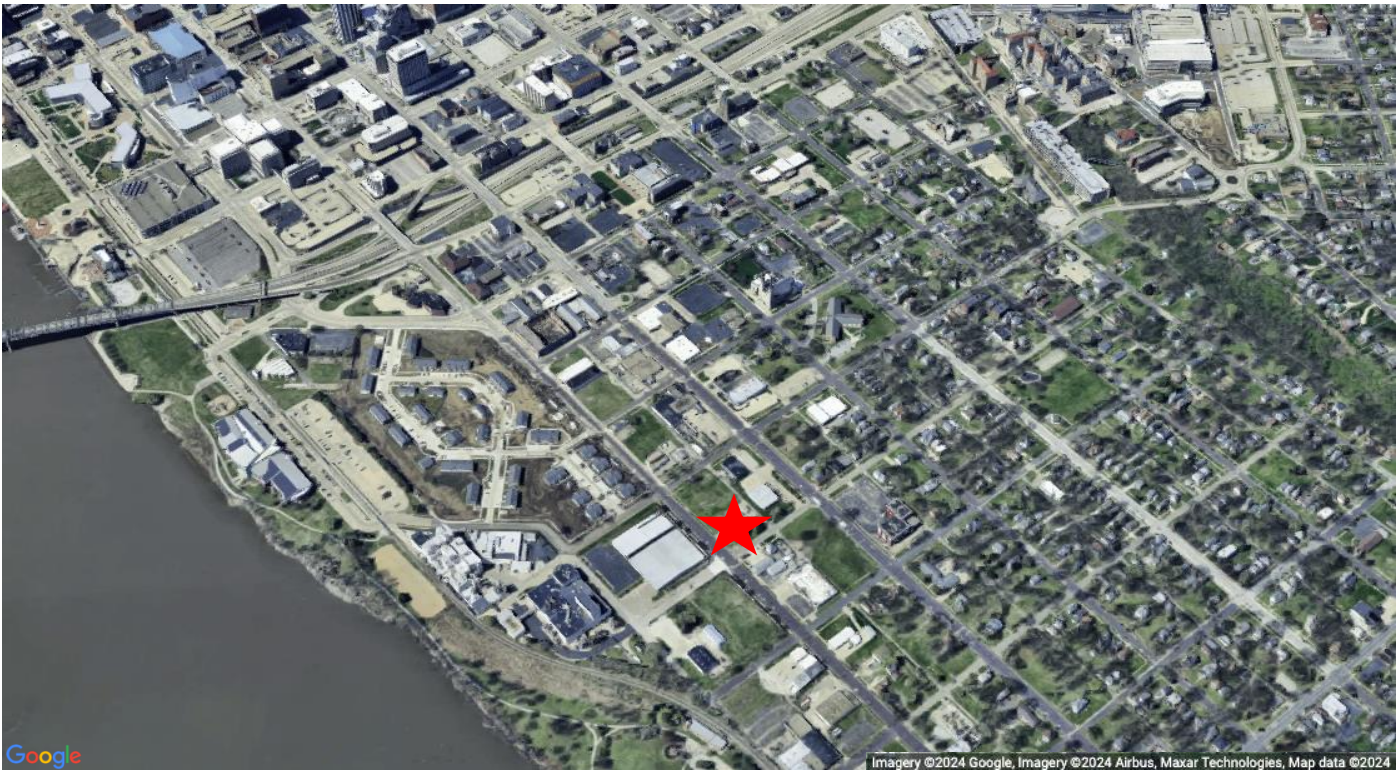
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MAPS



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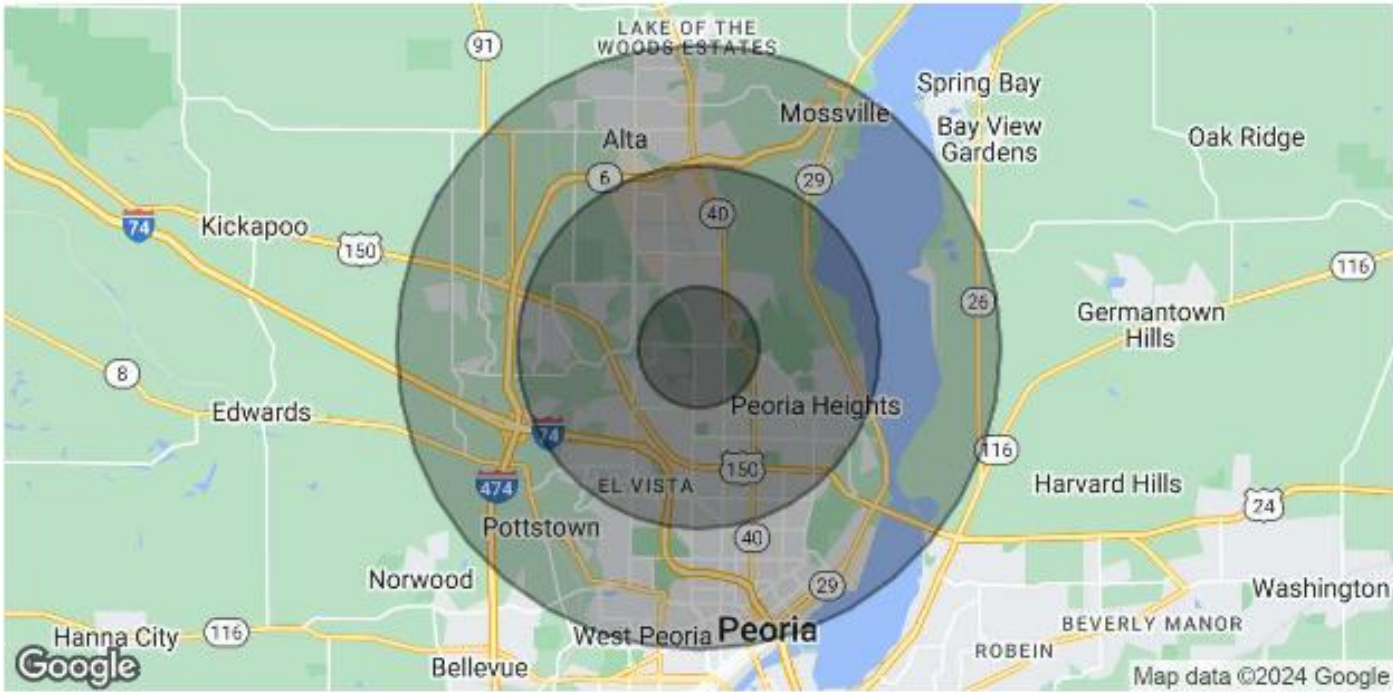
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DEMOGRAPHICS MAP & REPORT – PEORIA, IL



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,961	56,008	112,408
Average Age	43	42	40
Average Age (Male)	41	40	38
Average Age (Female)	45	44	41

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,613	25,801	48,171
# of Persons per HH	2.2	2.2	2.3
Average HH Income	\$81,064	\$79,136	\$84,840
Average House Value	\$184,218	\$167,525	\$177,845

Demographics data derived from AlphaMap

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