



1305-1307 Black Street

is being offered at

\$219,000

EXECUTIVE SUMMARY

The O'Bryan & Ball Team has been exclusively retained to sell 1305-1307 Black Street in Pekin. This commercial building is currently home to Lange Animal Clinic which will be relocating. The building was previously used as an HVAC/sheet-metal shop prior to its current use as veterinarian offices. The current layout includes a reception area, 4 exam rooms, surgical/operation room, additional offices & storage, breakroom, kennels and garage space. Recent upgrades to the property include new roof & gutters in 2022.

The sale includes the parking lot at 1307 Black Street.

LISTING METRICS

2
PARCELS

3,632
TOTAL BLDG SF

\$6,920
2023 TAXES

\$60
PRICE / SF

B-3
ZONING

0.31
TOTAL LOT ACRES

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PROPERTY DETAILS

ADDRESS	1305-1307 Black Street
CITY / STATE / ZIP	Pekin, IL, 61554
PARCEL ID(s)	04-10-02-413-015, 04-10-02-413-106
LOT ACRES	0.31
PROPERTY TYPE	Office / Industrial
YEAR BUILT	1961
STORIES	1
BUILDING SF	3,632
RESIDENTIAL UNITS	0
COMMERCIAL UNITS	1
ZONING	B-3
TAXABLE VALUE	\$75,530
TAX RATE	9.16154%
ANNUAL TAX	\$6,920



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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

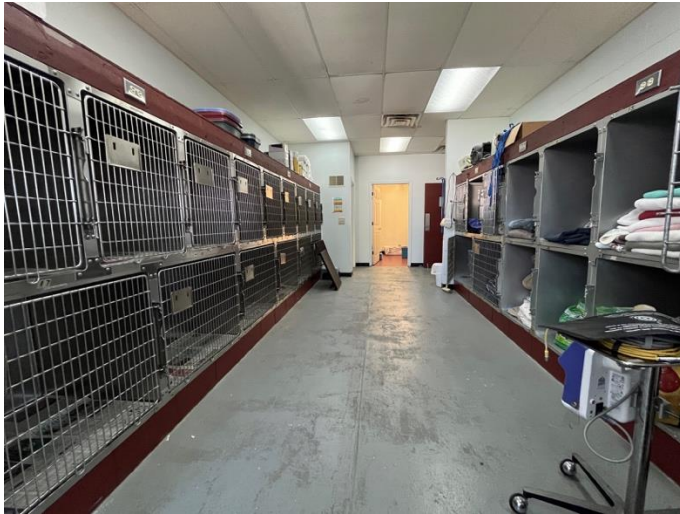
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INTERIOR PHOTOS



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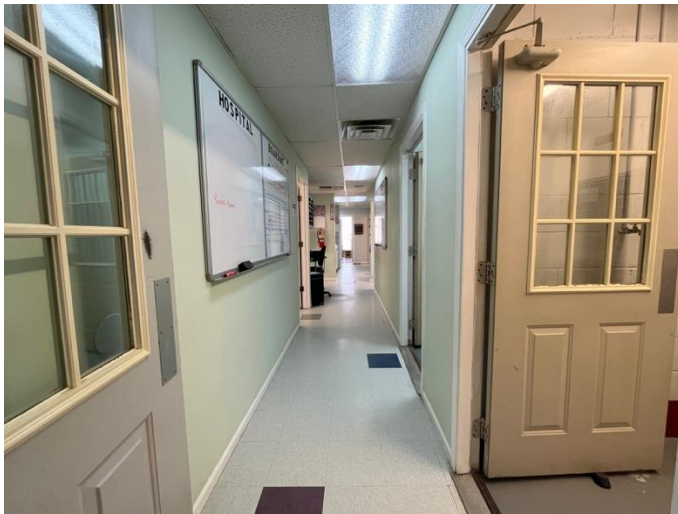
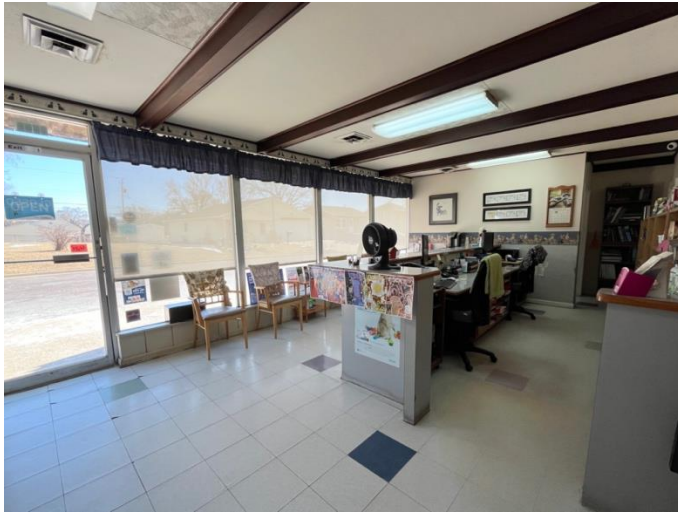
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DEMOGRAPHICS MAP & REPORT – PEKIN, IL



POPULATION	0.5 MILES	1.5 MILES	3 MILES
Total Population	3,171	22,490	33,183
Average Age	40	41	43
Average Age (Male)	38	40	41
Average Age (Female)	42	43	44

HOUSEHOLDS & INCOME	0.5 MILES	1.5 MILES	3 MILES
Total Households	1,356	10,018	14,308
# of Persons per HH	2.3	2.2	2.3
Average HH Income	\$69,597	\$67,217	\$71,560
Average House Value	\$117,687	\$135,407	\$153,226

Demographics data derived from AlphaMap

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