

# 4010 N BOULEVARD

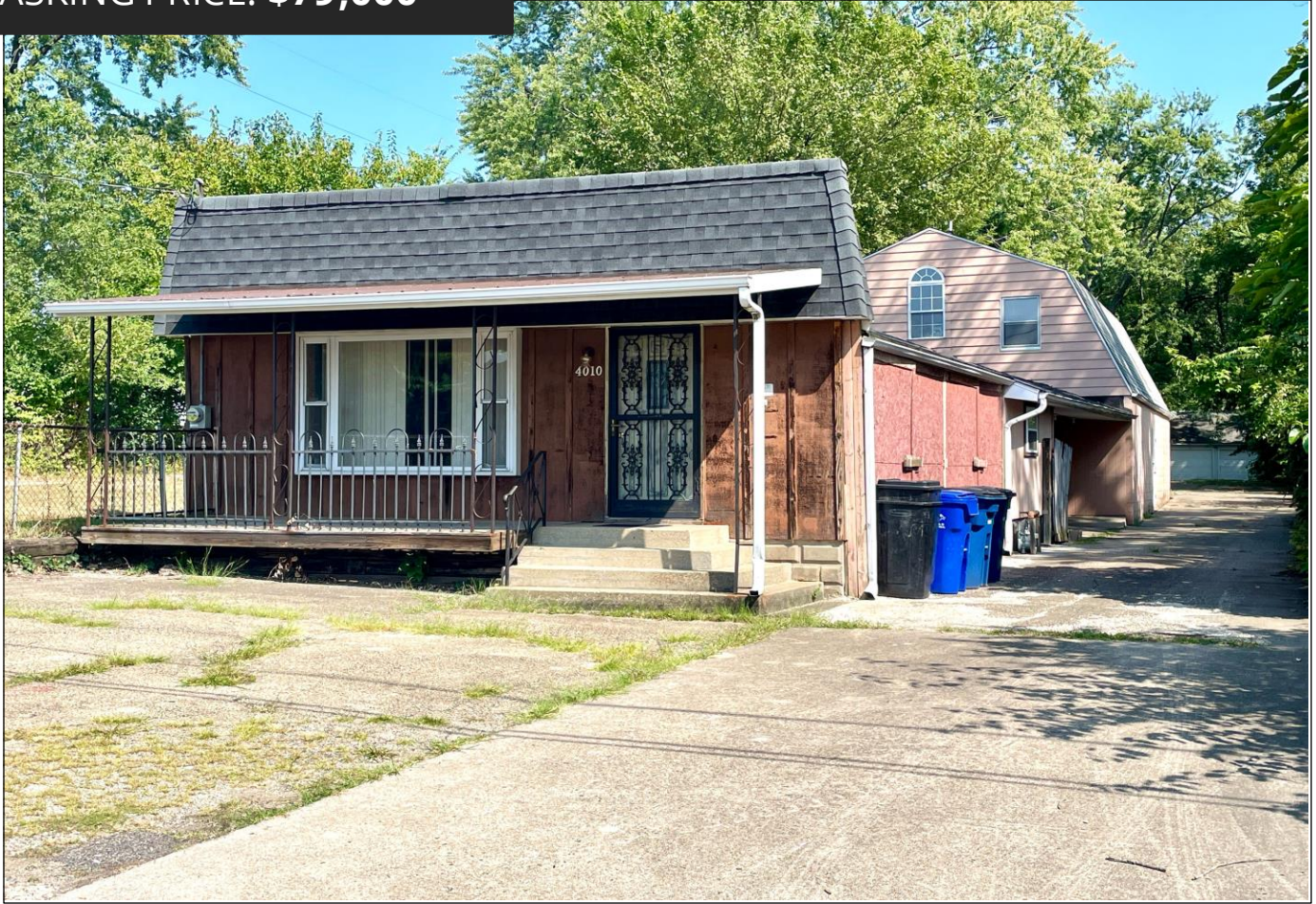
PEORIA HEIGHTS, IL 61616



**RE/MAX**  
COMMERCIAL<sup>®</sup>  
TRADERS UNLIMITED

# FOR SALE | 4010 N BOULEVARD

ASKING PRICE: \$79,000



## EXECUTIVE SUMMARY

Affordable 1,868 SF property with office/storefront and warehouse space plus a 3-stall detached garage with walk-up loft storage. The 828 sq ft front office portion is most recently served as a 1 bed, 1 bath apartment. This space is connected to a larger office which can double as a conference or breakroom with a half bath and second entrance. From the larger office space and from multiple doors on the exterior you can access the 1040 sq ft storage/warehouse area. Above the warehouse is a finished loft with a half bath for additional space. Laundry is located in the partial basement. Zoned B-2 on 0.28 acres with parking in the front & back. Ideal setup for contractors or trades needing office, shop and storage all in one place.



**1,868**  
TOTAL SF



**B-2**  
ZONING



**.28**  
ACRES



**2**  
BUILDINGS

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- Property Photos & Videos
- Floorplans
- County Records



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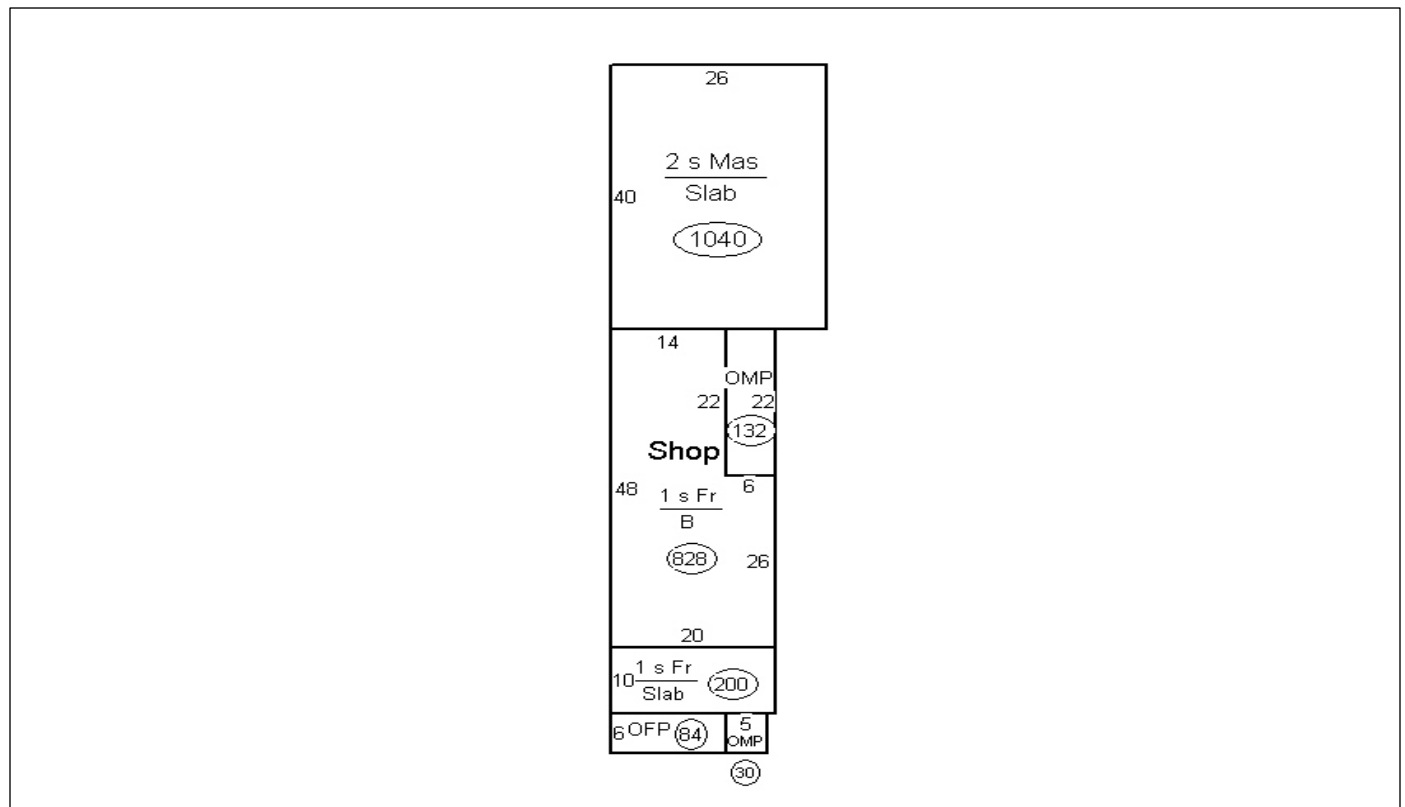
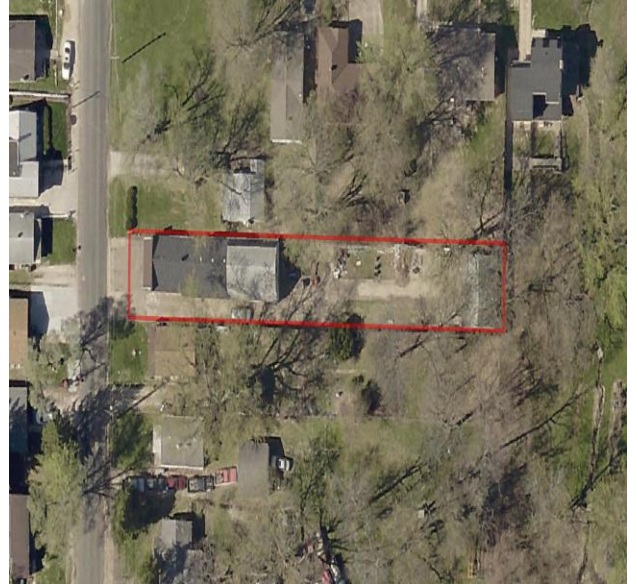
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## PROPERTY INFORMATION

ADDRESS	4010 North Boulevard
CITY / STATE / ZIP	Peoria Heights, IL 61616
PARCEL ID(s)	14-27-103-008
PROPERTY TYPE	Investment, Retail, Office
ZONING	B-2
TOTAL LOT ACRES	.28
# Buildings	2
GARAGE	3 Stalls



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**NEIGHBORHOOD MAP**



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## EXTERIOR PICTURES



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## INTERIOR PICTURES



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Each office is independently owned and operated.  
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