

601 NE Perry Avenue

PEORIA, IL 61603



RE/MAX
COMMERCIAL[®]
TRADERS UNLIMITED



FOR SALE | 601 NE PERRY AVE

ASKING PRICE: \$179,900



EXECUTIVE SUMMARY

This residential investment property sale is for two parcels that in total have 2 duplexes (4 total units, all occupied, professionally managed) and a vacant apartment building that has begun being gutted to be ready for renovation. The Peoria County PROVAL records list the apartment building as 12, 1 bedroom 1 bathroom/studio units (see Associated Docs). Ameren meters have been removed, utilities turned off, and the boiler in the basement is not functional. Duplexes are all 2 Bedroom/1 Bathroom units (Duplex Rents total \$2150). There is also a garage and shed in the rear of the property.

 **10,251**  **MULTI-FAMILY INVESTMENT**
TOTAL SF PROP TYPE

 **16**  **R-8**
TOTAL UNITS ZONING

CLICK [HERE](#) FOR LINK TO

- Property Photos & Videos
- Floorplans
- County Records



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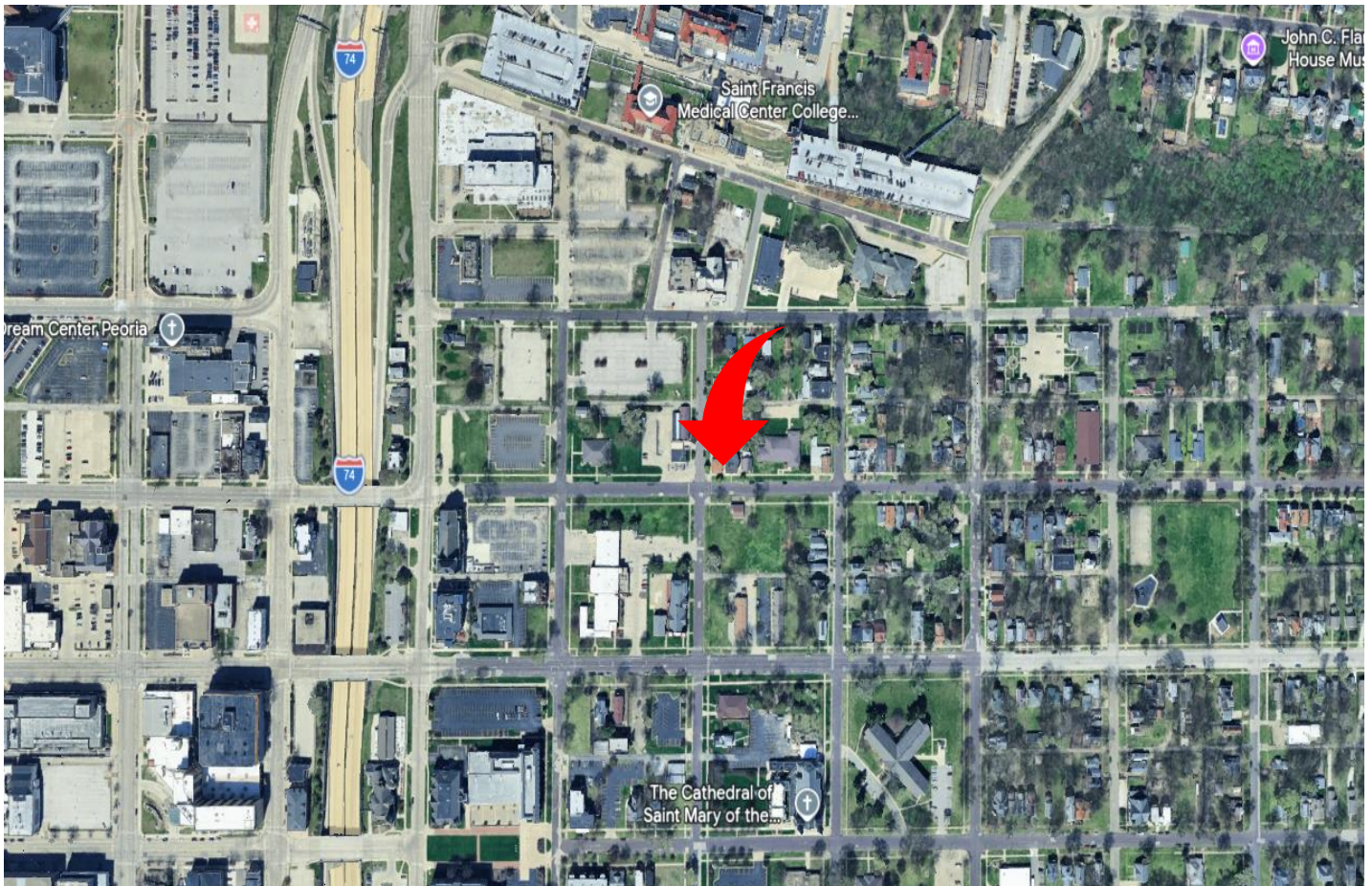
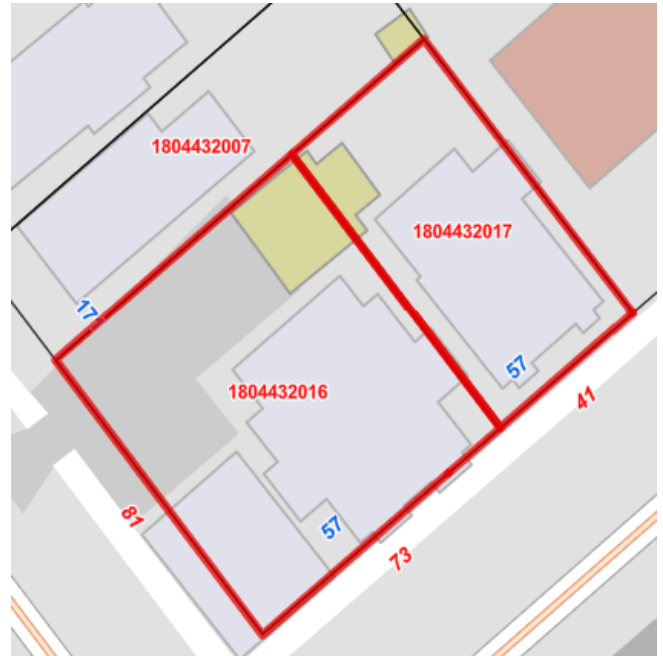
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PROPERTY INFORMATION

| | |
|--------------------|------------------------------|
| ADDRESS | 601 NE Perry Ave |
| CITY / STATE / ZIP | Peoria, IL 61603 |
| PARCEL ID(s) | 18-04-432-016, 18-04-432-017 |
| PROPERTY TYPE | Multi-Family, Investment |
| ZONING | R-8 |
| TOTAL LOT ACRES | 0.22 |
| AVAILABLE SF | 6,927 |
| TOTAL # UNITS | 16 |



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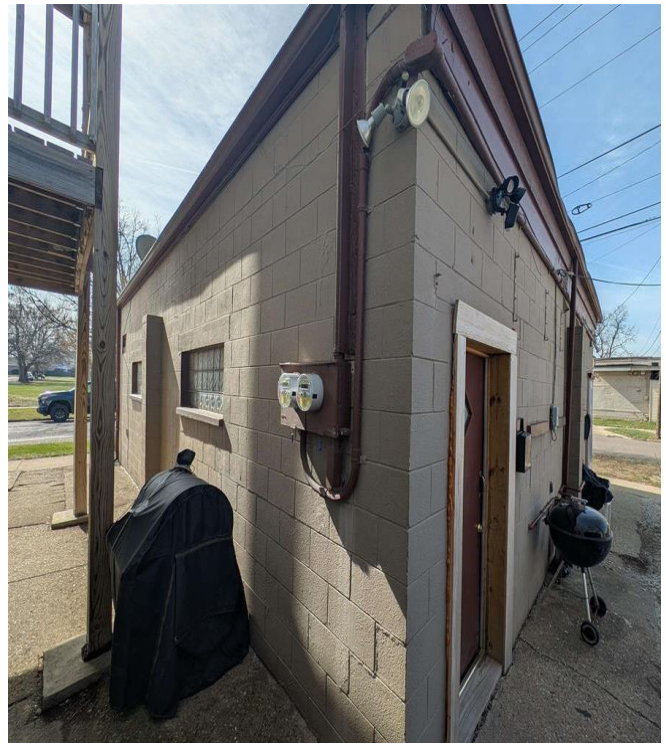
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EXTERIOR PICTURES



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INTERIOR PICTURES



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INTERIOR PICTURES



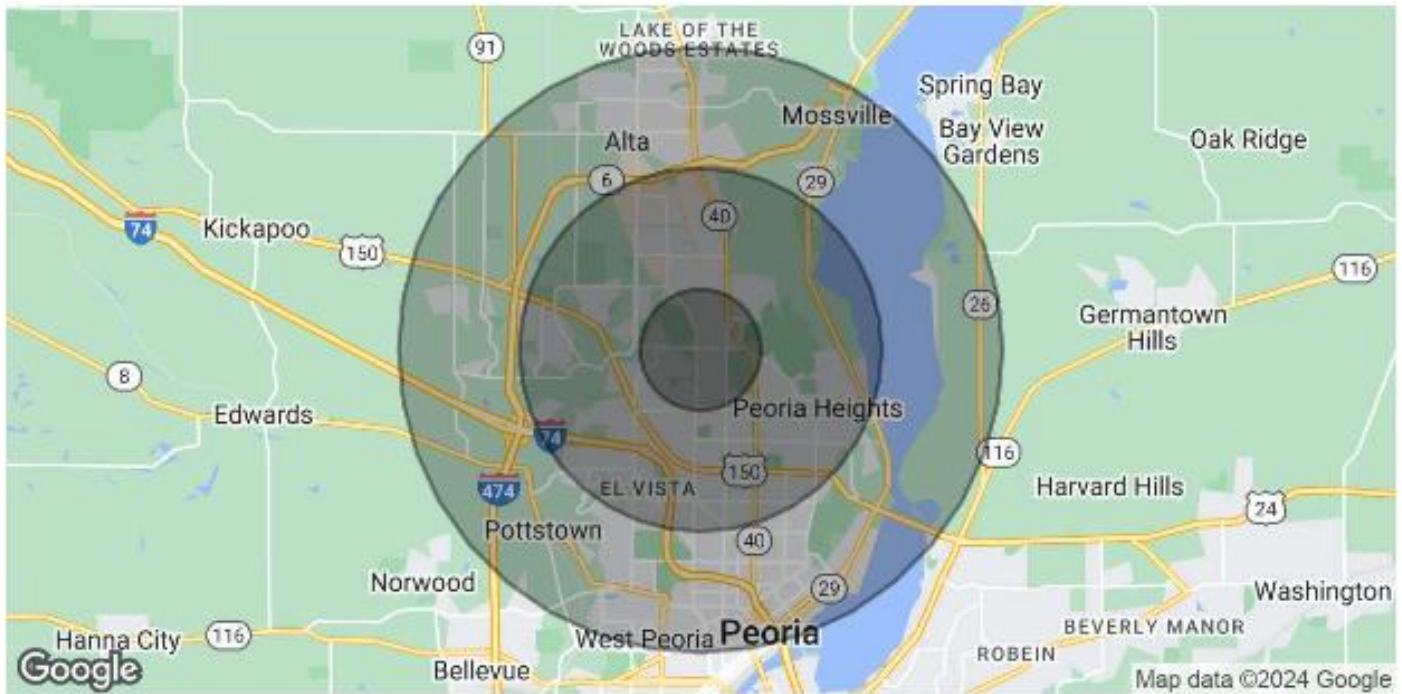
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PEORIA AREA DEMOGRAPHICS



| 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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All information contained herein is deemed reliable but not guaranteed.
Each office is independently owned and operated.
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