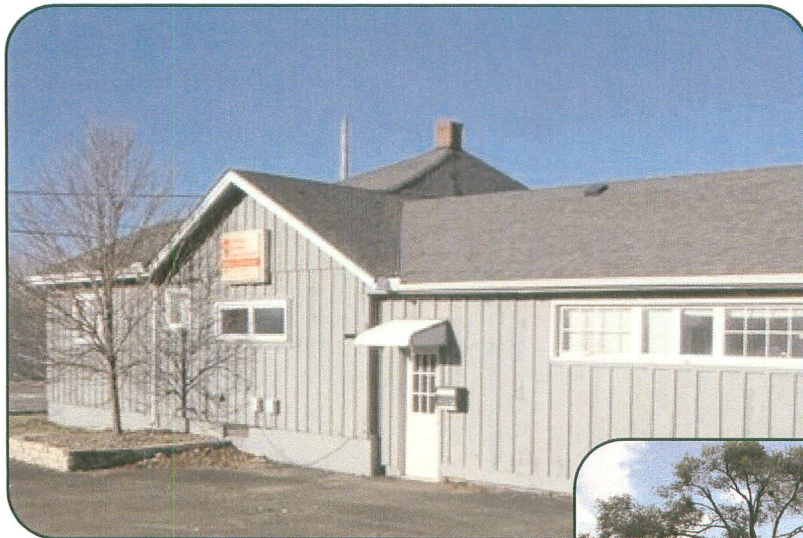


FOR SALE

OFFICE / WAREHOUSE

827 E. WAR MEMORIAL DRIVE, PEORIA HEIGHTS, ILLINOIS

MALOOF COMMERCIAL



PROPERTY FEATURES

- 5,062 SQ. FT. (2 BUILDINGS)
- 12' CEILINGS
- 2 OVERHEAD DOORS
- HEATED
- 4 PRIVATE OFFICES
- CONFERENCE ROOM
- HIGH VISIBILITY & TRAFFIC COUNTS
 - W. OF ILLINOIS AVENUE ON WAR MEMORIAL DRIVE (RT. 150): 29,800 VPD
 - E. OF ILLINOIS AVENUE ON WAR MEMORIAL DRIVE (RT. 150): 27,600 VPD
- LOCATED NEAR CORNER OF WAR MEMORIAL DRIVE (ROUTE 150) & ILLINOIS AVENUE
- ALSO INCLUDED IS A 784 SQ. FT. HOUSE LOCATED ADJACENT TO OFFICE/WAREHOUSE BUILDINGS
- **SALE PRICE: \$255,000**

For further information, contact Dan Maloof



MALOOF COMMERCIAL
REAL ESTATE COMPANY

411 HAMILTON BOULEVARD, SUITE 2000 • Peoria, Illinois 61602

(309) 676-6000 www.maloofcommercial.com

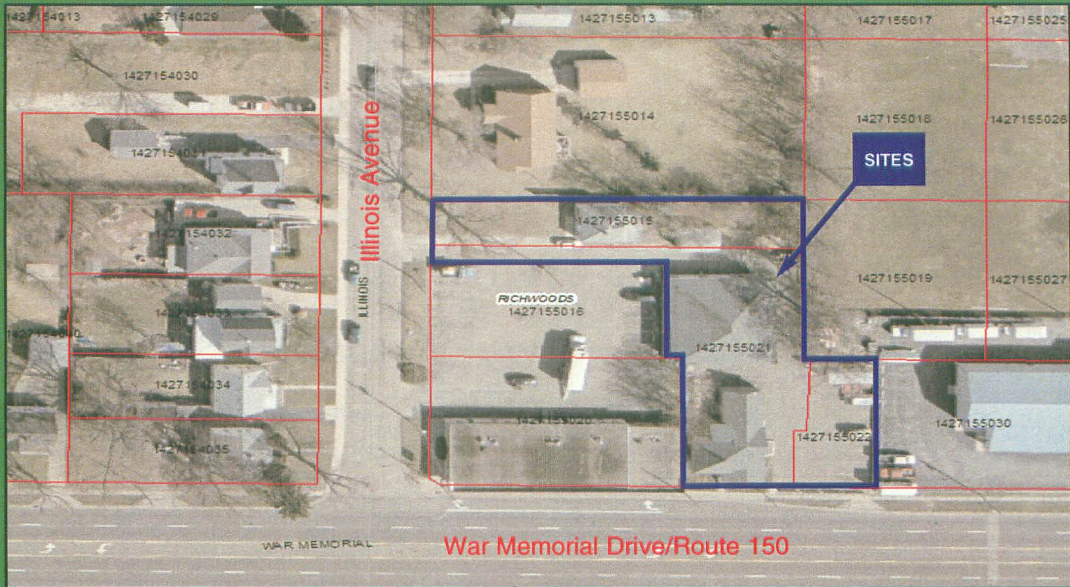
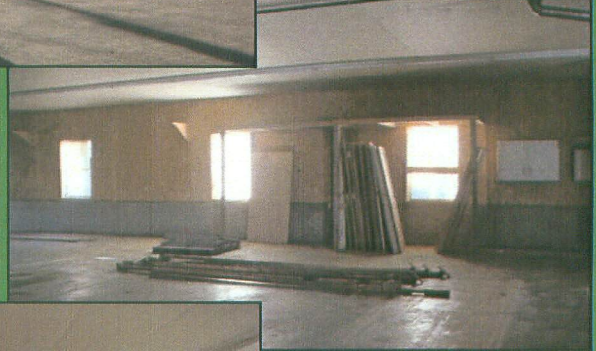
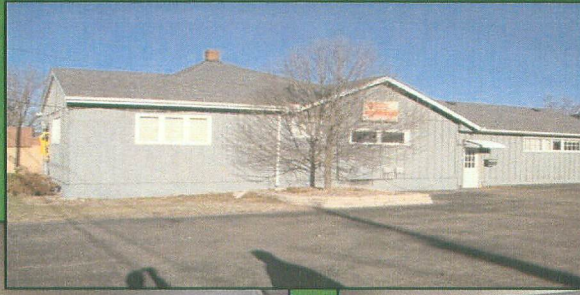
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