

## Owner/User Opportunity w/ Long-Term Tenant in Place

213 Westview Plaza Dr, Waterloo, Illinois 62298  
Monroe County

### Joe Hardin

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### Basic Details

Listing No:	2892
Sale Or Lease:	For Sale
Property Type(s):	Investment, Office, Retail, Special Purpose
Building Size (Sqft):	2,400 Sqft.
Total Sqft Available:	2,400 Sqft.
Sale Price:	\$280,000
Sale Price Per Sqft:	\$116.67

### Address

Country:	US
State:	IL
County:	Monroe
City:	Waterloo
Zipcode:	62298
Street Number:	213
Street:	Westview Plaza
Street Suffix:	Dr

### Square Foot Information

Building Total Sqft:	2,400 Sqft.
Total Sqft Available:	2,400 Sqft.
Min Divisible Sqft:	2,400 Sqft.
Max Contiguous Sqft:	1,200 Sqft.

### Property Information

Parcel No:	07-25-101-017-000
Zoning:	WB-2
Parking:	20
Parking Surface Type:	Asphalt
Property Tax:	\$3,398.68
Tax Year:	2022
Traffic Count:	14,200

## Structural Data

Year Built:	1997
Rehab Year:	2023
Clearance Min:	9 ft
Clearance Max:	12 ft
Roof:	Shingle
Exterior:	Brick
Floors:	1

## Land Measurements

Acres:	0.37 Acre(s)
Frontage:	121 ft
Depth:	156 ft

## Transportation

Interstate:	10 miles to I-255
Airport:	Downtown St. Louis Airport