

FOR SALE

115-121 E Union Ave
Litchfield, IL 62056



8,015 SF MIXED-USE PROPERTY

BARBERMURPHY
COMMERCIAL REAL ESTATE SOLUTIONS
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Information herein is not warranted and subject to change without notice. We assume no liability on items included in quoted price. Broker makes no representation as to the environmental condition of the offered property and recommends Purchaser's/Lessee's independent investigation.

AREA MAP

121 E Union Ave. Litchfield, Illinois 62056



LOCATION OVERVIEW

Located directly across from the Square and Memorial Gardens in Uptown district. High traffic count area located right on highway 16. Just minutes from I-55 (exit 52) and shopping.

PROPERTY PHOTOS

121 E Union Ave. Litchfield, Illinois 62056

REGISTER AREA



PREP ROOM



DINING AREA



DINING AREA



APARTMENT INTERIOR



COOLERS



PROPERTY PHOTOS

121 E Union Ave. Litchfield, Illinois 62056

KITCHEN



KITCHEN



EXTERIOR REAR



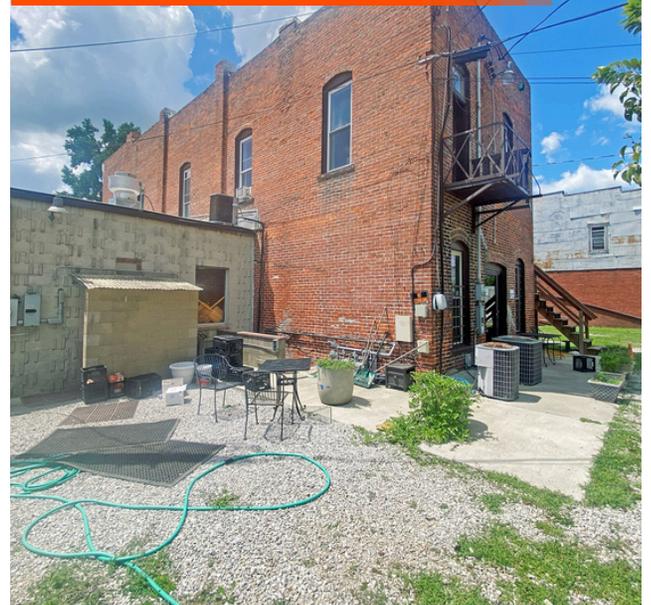
KITCHEN



KITCHEN



EXTERIOR REAR



OFFICE/RETAIL PROPERTY SUMMARY

115-121 E UNION AVE., LITCHFIELD, IL 62056

LISTING # 2964

LOCATION DETAILS:

Parcel #: 10-33-376-009, -008, -006, 005
County: IL - Montgomery
Zoning: C-2 Heavy Commercial

PROPERTY OVERVIEW:

Building SF: 8,015
Vacant SF: 1,800
Usable Sqft: 8,015
Min Divisible SF: 900
Max Contig SF: 1,800
Signage: Building
Lot Size: 0.25 Acres
Frontage: 88
Depth: 123
Parking Spaces: 8
Parking Surface Type: Rock

STRUCTURAL DATA:

Year Built: 1915
Yr Renovated: 2015
Building Class: B
Ceilings: 10' - 12'
Construction Type: Brick,Mixed

TAX INCENTIVE ZONES:

TIF District: Yes
Enterprise Zone: Yes
Opportunity Zone: No



SALE INFORMATION:

Sale Price: \$365,900

FINANCIAL INFORMATION:

Taxes: \$4,722.00
Tax Year: 2024

DEMOGRAPHICS:

Traffic Count: 10,200

PROPERTY DESCRIPTION

Investment Opportunity - 8,015 SF building for sale. Tenants include Route 66 BBQ and Southern Kitchen a frozen pizza maker, 2 upstairs apartments leased, 2 additional units under renovation. Two 900 SF street level spaces available for lease. Rear employee/tenant parking and additional parking are located in front of the building and around the city square. THIS IS IN A TIF DISTRICT.

4 upstairs apartments (2 are finished and leased, newer wiring, plumbing, water heaters, Windows. Apartments upstairs above 119/121 are one bedroom units which are occupied. Building 115 - \$900/month. New Split A/C, newer water heater. Currently used to produce frozen pizzas. Upstairs unfinished apartments needs flooring and lighting (lease will be \$1100/month). 2 bed, 1 bath, shared washer/dryer hook ups. Space 117 - remolded for a gaming parlor, now currently vacant (new Split A/C, newer Water heater). Upstairs unfinished apartments needs flooring and lighting (lease will be \$1100/month). 2 bed, 1 bath, shared washer/dryer hook ups. Building 119 and 121 E. Union is occupied by Route 66 BBQ and Southern kitchen (located in the former Giannis). Roof over the restaurant is newer.

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