

FOR SALE

1365 E Union Ave.
Litchfield, IL 62056



3,297 SF PROFESSIONAL OFFICE BUILDING

BARBERMURPHY
COMMERCIAL REAL ESTATE SOLUTIONS
1173 Fortune Blvd., Shiloh, IL 62269
618.277.4400 BARBERMURPHY.COM

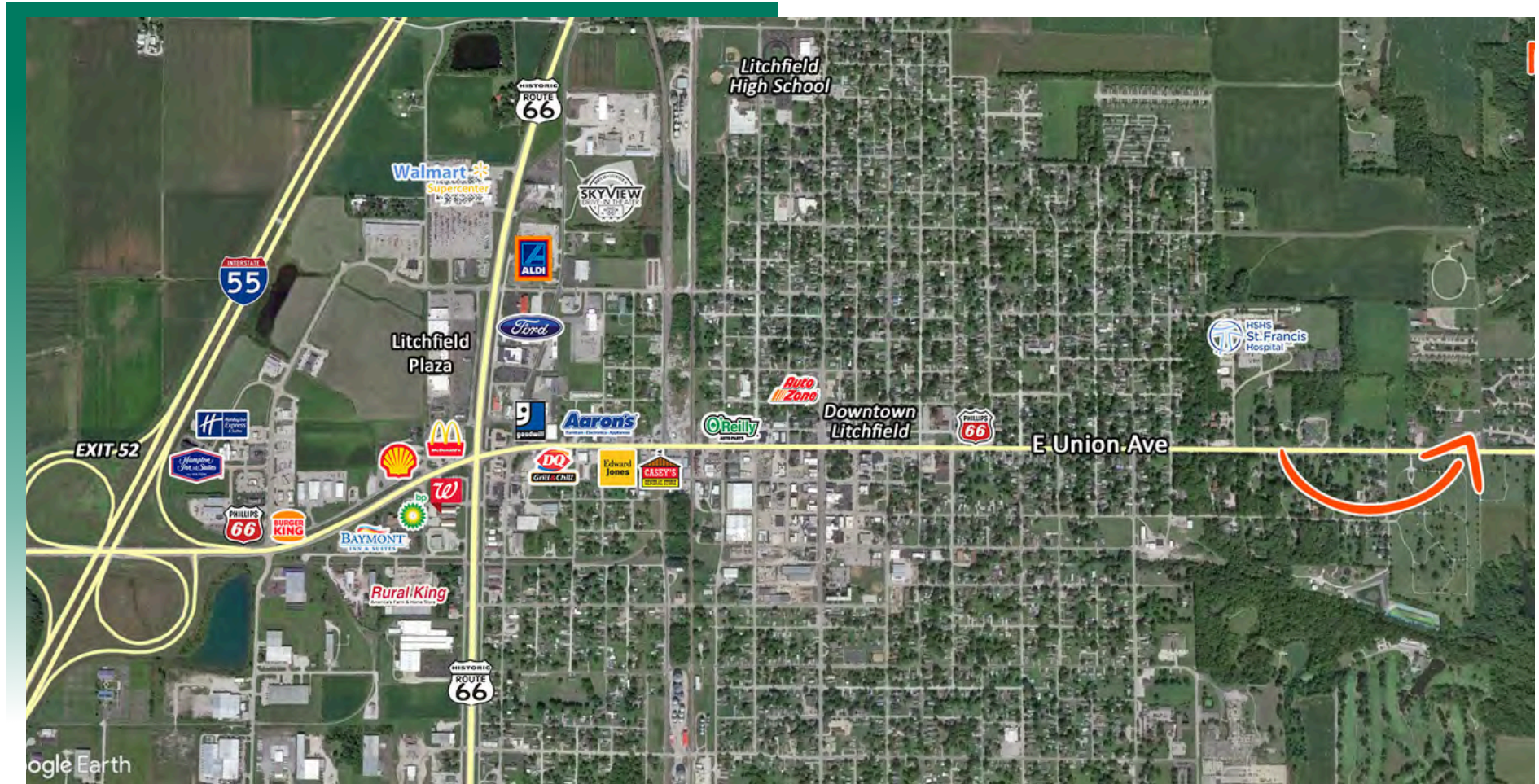
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Information herein is not warranted and subject to change without notice. We assume no liability on items included in quoted price. Broker makes no representation as to the environmental condition of the offered property and recommends Purchaser's/Lessee's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

AREA MAP

1365 E Union Ave., Litchfield, IL

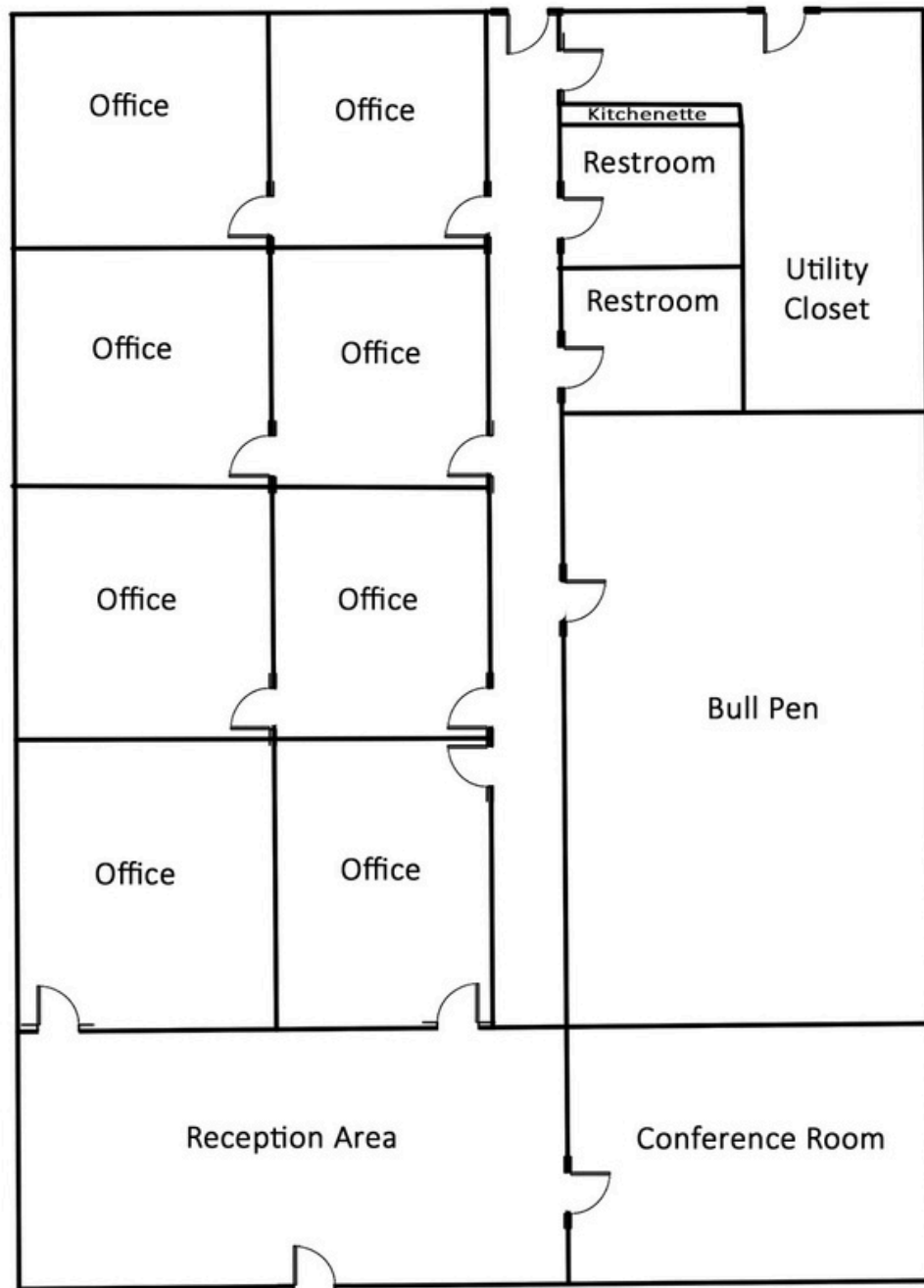


LOCATION OVERVIEW

Office is located in a highly visible location near St. Francis Hospital. High traffic count area on IL Route 16 (E Union Ave). Just minutes from I-55 (exit 52) and shopping/numerous amenities.

FLOOR PLAN

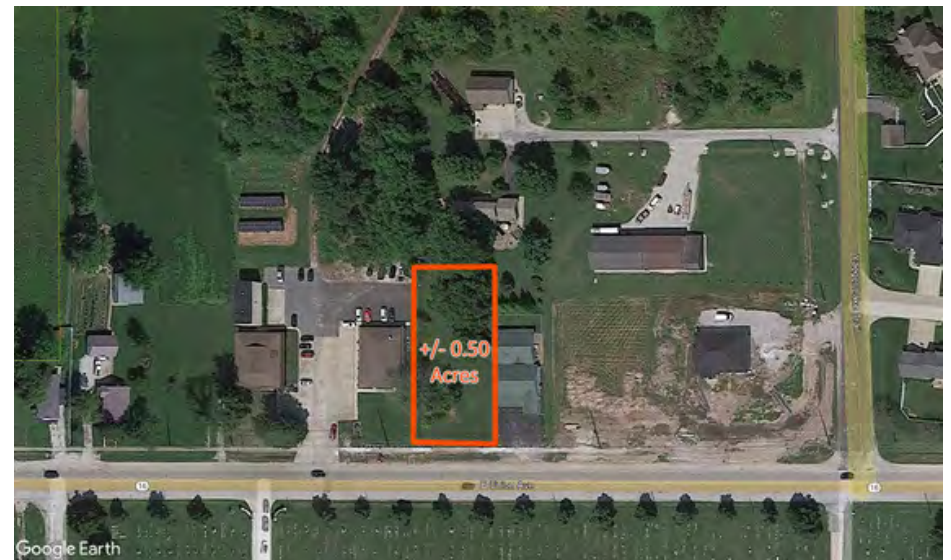
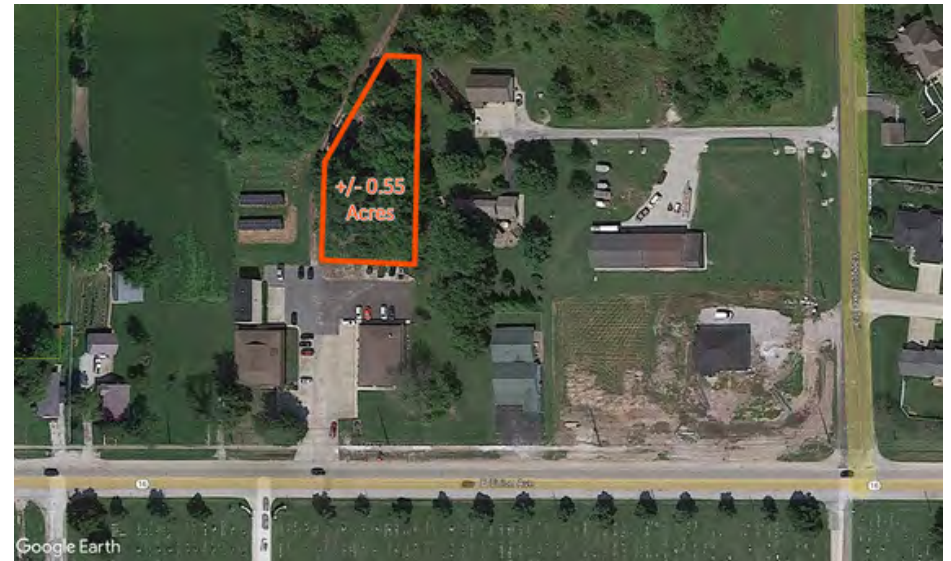
1365 E Union Ave., Litchfield, IL



*Not to scale

3,297 SF professional office building available for sale. Space can potentially be divided for a future owner/user with a tenants or utilized as a single user.

Willing to subdivide adjacent and rear lots. Contact broker for pricing.



PROPERTY PHOTOS

1365 E Union Ave., Litchfield, IL

WAITING AREA



RECEPTION



CONFERENCE ROOM



KITCHENETTE



Building features 8 offices, men's/women's restrooms, kitchenette, bull pen, large conference room, reception and waiting area.

OFFICE/RETAIL PROPERTY SUMMARY

1365 EAST UNION AVENUE

LISTING # 3083

LOCATION DETAILS:

Parcel #: 10-34-326-052 & 10-34-326-028
County: IL - Montgomery
Zoning: C1-Neighborhood Commercial

PROPERTY OVERVIEW:

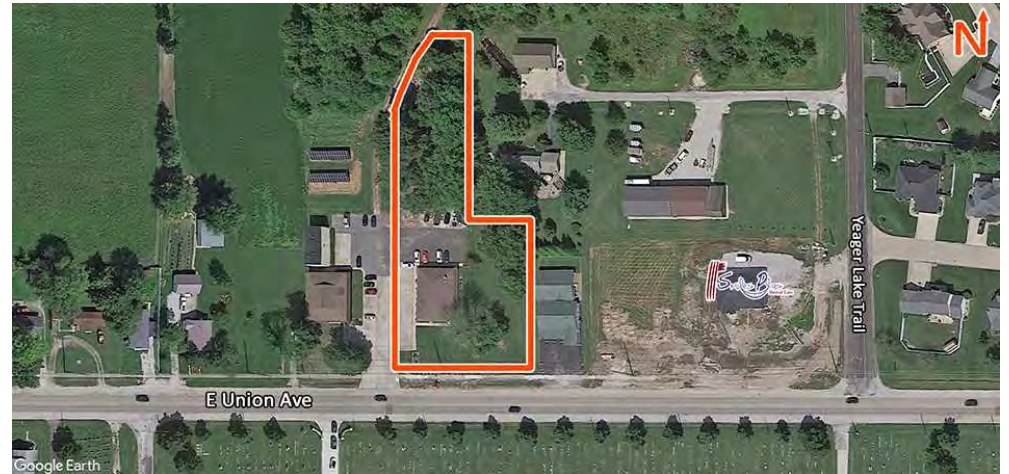
Building SF: 3,297
Min Divisible SF: 3,297
Max Contig SF: 3,297
Office SF: 3,296
Retail SF: 3,297
Signage: Monument
Lot Size: 1.48 Acres
Frontage: 198
Depth: irregular
Parking Spaces: 25
Parking Surface Type: Asphalt

STRUCTURAL DATA:

Year Built: 1974
Yr Renovated: 2017
Building Class: A
Ceilings: 8'-9'
Construction Type: Mixed, Stone

TAX INCENTIVE ZONES:

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



SALE INFORMATION:

Sale Price: \$355,000
Price / SF: \$107.67

FINANCIAL INFORMATION:

Taxes: \$7,299.36
Tax Year: 2023

DEMOGRAPHICS:

Traffic Count: 8,150

PROPERTY DESCRIPTION:

3,297 SF professional office building available for sale. Space can potentially be divided for a future owner/user with a tenants or utilized as a single user. Building features 8 offices, men's/women's restrooms, kitchenette, bull pen, large conference room, reception and waiting area. Excellent parking and quick access to IL-55.

Willing to subdivide adjacent and rear lots. Contact broker for pricing.



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