4,360 SF Retail/Showroom

610 South Market St., Waterloo, IL 62298

- 4,360 SF Commercial Building for Sale
- Retail/Showroom/Restroom and Shop Space on the Main Level
- Office and Restroom on the Second Level
- Excellent for Retail, Small Engine / Motorcycle Sales and Service

Sale Price: $260,000
### Sale Information
- **For Sale:** Yes
- **Sale Price:** $260,000
- **Sale Price/SF:** $59.63
- **CAP Rate:**
- **GRM:**
- **NOI:**

### Lease Information
- **For Lease:** No
- **Lease Rate:**
- **Lease Type:**
- **Net Charges:**
- **CAM Charges:**
- **Lease Term:**
- **Leasing Comments:**

### Property Information
- **Parcel No:** 07-25-436-005-000
- **County:** Monroe
- **Zoning:** B-2, Commercial Business
- **Zoning By:** City of Waterloo
- **Complex:**
- **Prior Use:**

### Structural Data
- **Year Built:** 1960
- **Clearance Min:** brick and siding
- **Rehab Year:**
- **Clearance Max:**
- **Exterior:**
- **Bay Spacing:**
- **Floors:** 2
- **Floor Drains:** yes shop area
- **Sprinklers:**

### Comments
4,360 SF of retail/store room/restroom and shop space on the main level. Office and restroom on the second floor. Currently a small engine repair shop and parts dealer. Excellent for retail, small engine sales, and service, motorcycle sales, and service. 3 Phase power, Machine Shop equipment available for purchase, not included in asking price.

The information above has been obtained from sources believed reliable, however no warranty or representation expressed or implied is made as to the accuracy of the information contained herein. In same is submitted subject to errors, omissions, change of price, retail or other conditions including withdrawal without notice. It is your responsibility to independently confirm accuracy.