

JULIE  BIELFELDT

7916-7922 N HALE AVENUE, PEORIA

COMMERCIAL FOR SALE

-PRICE REDUCED-



kw PREMIER
REALTY
KELLERWILLIAMS.

EACH OFFICE IS INDEPENDENTLY OWNED AND OPERATED

JULIE BIELFELDT
BROKER

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7916 N HALE AVENUE

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FOR SALE

~~\$559,000~~ → \$519,000

This featured property is a one-story freestanding commercial office/warehouse.

A perfect business opportunity to purchase an asset of manageable size and cost. Suitable for one business or up to six separate suites.

LOCATION

HALE AVENUE DIRECTLY OFF PIONEER PARKWAY

Hale Avenue is located in the heart of North Peoria and is surrounded by a mix of commerce; office, industrial, retail and warehouse.

Its proximity lends an easy reach to surrounding communities and provides quick access for clients and customers.

THINGS TO CONSIDER

Hale Avenue is directly off of Pioneer Parkway, a signaled intersection with high traffic count.

Close to IL Route 40 and IL Route 6.

kw PREMIER
REALTY
KELLERWILLIAMS.
2426 W CORNERSTONE COURT
PEORIA, ILLINOIS 61614

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PROPERTY FEATURES

BUILDING SPECIFICATIONS

Square Feet: 10,944

Suites: 6

Parking: 46 Parking Spaces

Overhead Doors:

Two (2) 10' x 10' Overhead Doors

Three (3) 8' x 8' Overhead Doors

Electric Supply:

3-Phase 200amps

Bathrooms: 6

Security: Oberlander Security and ADT

Hi-Speed Internet: I-3 Broadband

SITE SPECIFICATIONS

LOT SIZE: 130' x 248'

ZONING: C-2

TAXES: \$15,735.68

TAX YEAR: 2020

MILES TO RT 40: 0.3 miles

MILES TO RT 6: 1.3 miles

NEAREST AIRPORT: 11 miles

OTHER FEATURES

Two Driveway Entrance

Paved Parking Lot and Concrete Walkway

