

OFFICE MEDICAL BUILDING

6915 N KNOXVILLE AVE - PEORIA

FRONT



FOR SALE or LEASE:

7,290 SF OFFICE/MEDICAL
\$949,000 & \$14 PSF, NNN (1st Floor)

PROPERTY FEATURES

- 7,290 SF commercial building for sale with 3,645 SF space for lease on the 1st floor..
- Income producing property with the first floor available for owner occupancy.
- First floor consists of 3,645 SF of fully built out medical space with a waiting room, reception area, multiple exam rooms, procedure room, two private offices, and a break room. All flooring and wall coverings are new.
- The second floor is occupied by a wealth management firm through 7.27.23. The space includes a large open waiting room /reception area in the front, multiple private offices, a conference room, break room and storage.
- Additional 952 SF attached two stall garage.
- Located on Knoxville just north of Knoxville/ Sheridan/Giles Lane intersection.
- Property backs up to the Rock Island Trail.
- Elevator served



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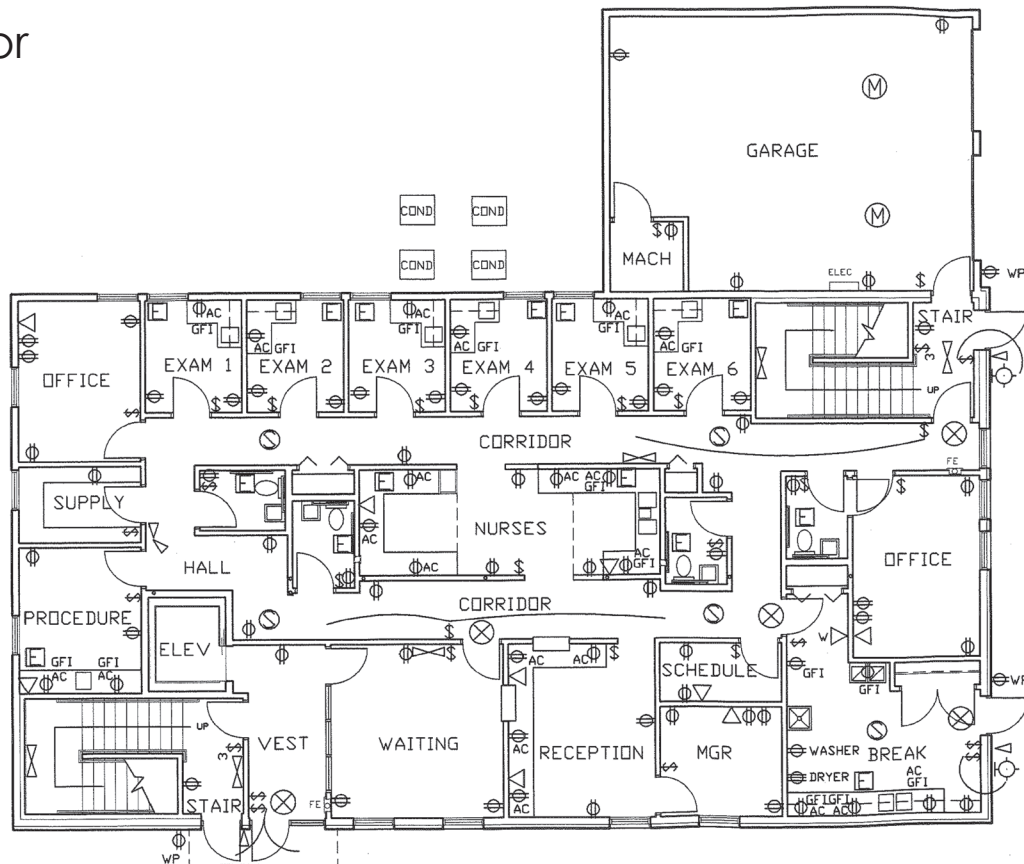
Joseph & Camper
COMMERCIAL



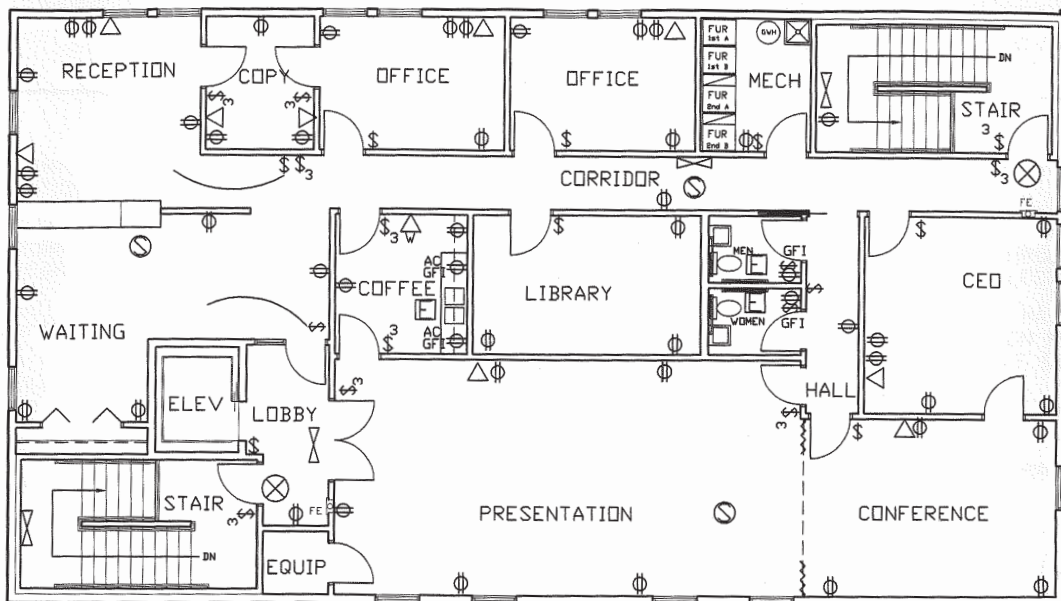
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First Floor



Second Floor



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PROPERTY DETAILS

PROPERTY TYPE	OFFICE/MEDICAL/ INVESTMENT
TOTAL BUILDING SIZE	7,290 SF (ADDITIONAL 952 SF GARAGE)
SPACE AVAILABLE	3,645 SF (1ST FLOOR)
LOT SIZE	.68 ACRES
ZONING	C-1
YEAR BUILT	2000
REAL ESTATE TAXES (2021)	\$26,222.78
SALE PRICE	\$949,000
LEASE RATE	\$14 PSF, NNN (1ST FLOOR)



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