

Professional Real Estate Auctions By:
Adam's
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Online Only Commercial Real Estate Auction
3125-3129 North Prospect Road, Peoria, IL 61603

**7,800± SF
COMMERCIAL
BUILDING**



Bidding Closes: 6PM
Thu., June 5th, 2025

Property Viewing:
Thu., May 29th ~ 12-1pm

Text ADAMS to 1-800-496-6299 To Be
Notified of ALL of our Upcoming Auctions



County: Peoria ♦ **2024 Taxes:** \$9,603

Parcel No.: 14-27-383-026

Lot Size: .51± Ac. ♦ **Zoning:** Commercial

Heat: Forced Air ♦ **Fuel:** Gas ♦ **A/C:** Central

Electric: Circuit Breaker(400Amp) ♦ **Water & Sewer:** Public

Roof: Rubber ♦ **Year Built:** 1946 ♦ **Basement:** Slab

Terms: \$10,000 Down Day of Sale on Real Estate

Balance Due in 30 Days ♦ 6% Buyers Premium

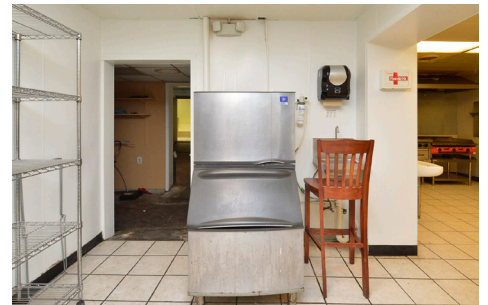
List subject to change without notice

Final Bid is Subject to Owner/Seller Approval. LIC# 444.000169

Any announcement made day of sale takes precedence over any printed material

Enclosed information was obtained from sources considered reliable. However, the auction company does not guarantee the accuracy of this information. Said information is subject to change availability or update without notice. Seller/Landlord & Auction Company make no representation as to the environmental condition of the property and recommend that Purchaser/Tenant obtain an independent investigation. Final bid is subject to Owner/Seller approval.

Terrific opportunity to own a three-unit, 7,800+ SF commercial building in Peoria IL. The building has a convenient location and is situated among other local and national businesses. The property is a mere 6 blocks from War Memorial Drive/Rt. 150, and 10 minutes to I-74. The property is also 5 minutes from the Peoria Heights neighborhood, downtown Peoria and both Hospitals. Unit 1 operated as a restaurant and has turn-key potential. The walk-in cooler/freezer, ice machine, reach-in cooler, and other restaurant equipment will remain with the building. Units 2 & 3 are each 2,000+/- SF and are currently vacant. Both units have separate meters for gas and electric but share the water meter, sewer, and outdoor storm water expense. The building sits on a half-acre corner lot and has ample onsite parking. Recent updates include a new rubber roof installed in 5/2016, steel loading dock doors replaced in 2019, a new fence installed in the back parking lot in 2021, new overhead heater installed in unit 3 in 2018, with all three units upgraded with forced air gas furnaces. The building has 400-amp electrical panels. Terrific location with even greater potential!

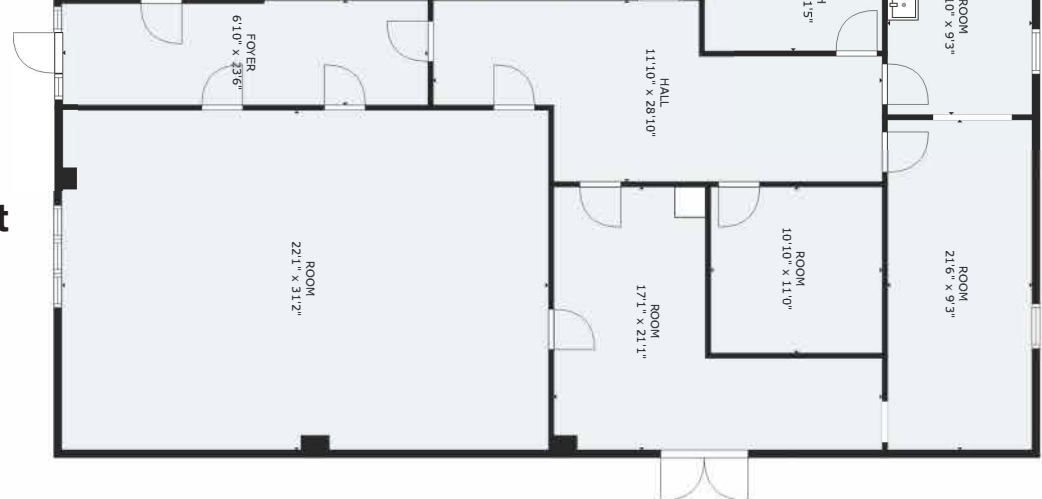




**3125 N Prospect
(UNIT 1)**



**3129 N Prospect
(UNIT 2)**



**3131 N Prospect
(UNIT 3)**

Please check the listing detail for the square footage. All measurements were captured via 3D laser scans, but are approximate.