

SALE

PRICE IMPROVMENT! Freestanding Retail Building

2051 N MAIN ST

Canton, IL 61520

PRESENTED BY:

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PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$1,700,000
BUILDING SIZE:	19,300 SF
AVAILABLE SF:	19,300 SF
LOT SIZE:	4.03 Acres
PRICE / SF:	\$88.08
YEAR BUILT:	1978
ZONING:	B-2
APN:	09-08-15-204-003

PROPERTY OVERVIEW

This expansive 19,300 sq. ft. commercial property is prominently located on North Main Street (State Highway 78) in Canton, Illinois. Situated on 4 acres, it previously operated as a car dealership with an attached 16,800 sq. ft. service department and a 2,500 sq. ft. showroom featuring multiple offices and a dedicated parts area. The service center currently includes nine lifts (available for purchase), four restrooms, and multiple overhead doors—two 14-foot, one 12-foot, and three 8-foot—ensuring smooth access and efficient operations. A clean burn heating system provides comfort and energy efficiency throughout the shop. Positioned at a high-traffic intersection surrounded by established businesses, this property offers exceptional visibility and is ideal for automotive, corner retail, or other service-based uses. Schedule a showing today to explore this turnkey opportunity.

PROPERTY HIGHLIGHTS

- HIGH TRAFFIC CORNER PROPERTY**
- SPACIOUS LOT/PARKING**

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ADDITIONAL PHOTOS



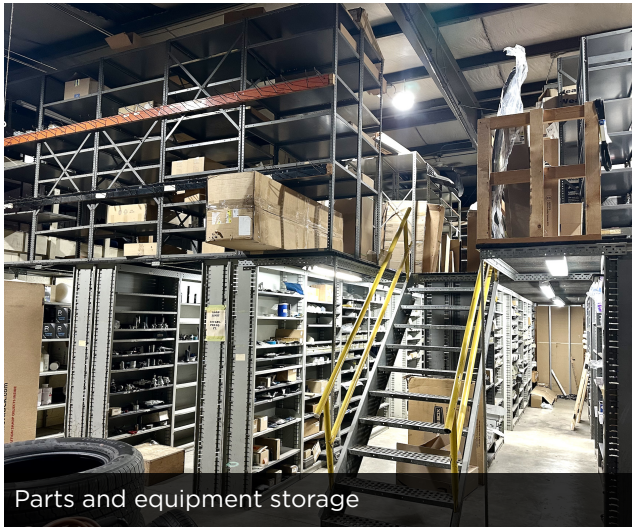
Beautiful showroom with lots of natural light



Employee breakroom or training area



13 work stalls and 9 lifts available for purchase



Parts and equipment storage



Numerous overhead doors



Corner property and close to Walmart in Canton

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LOCATION MAP



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RETAILER MAP



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DEMOGRAPHICS MAP & REPORT

POPULATION

0.3 MILES 0.5 MILES 1 MILE

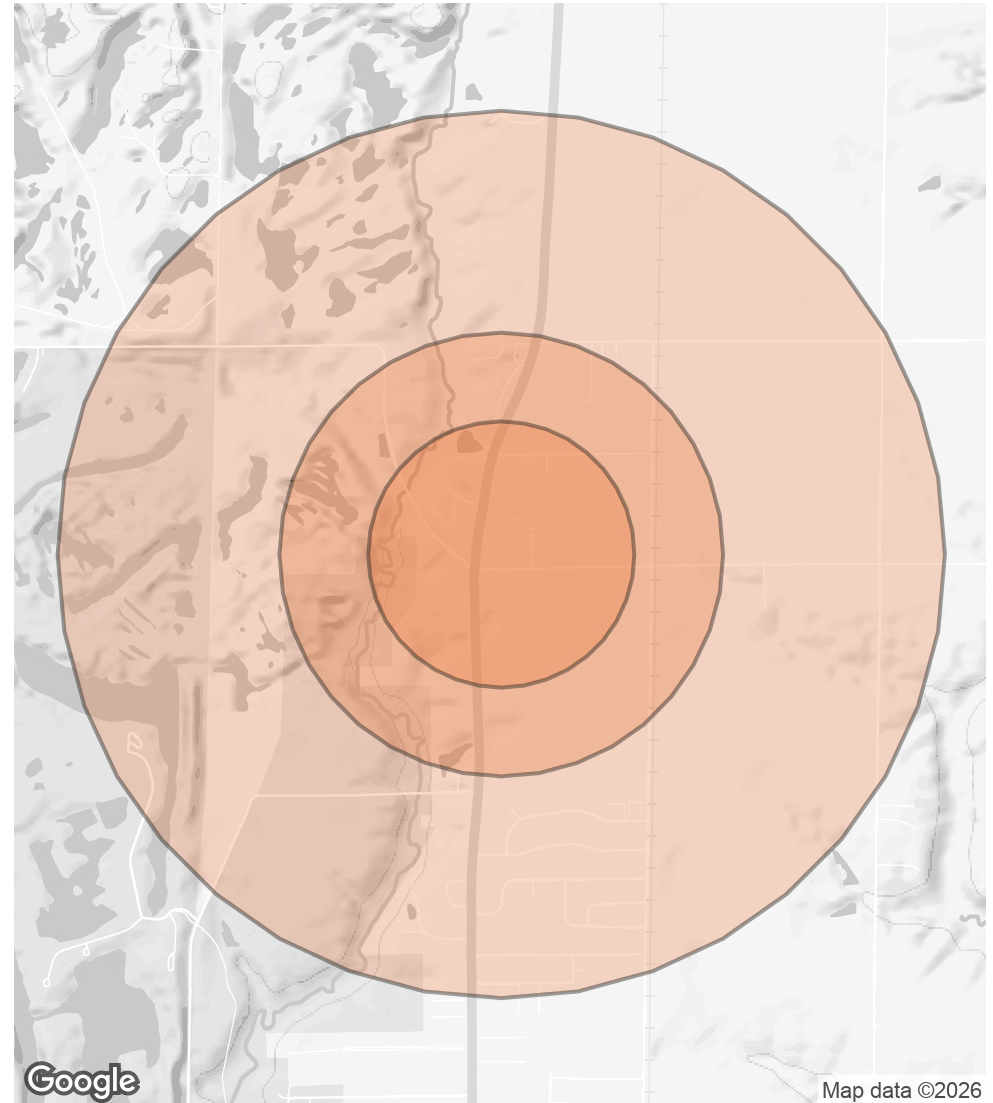
	0.3 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	166	269	974
AVERAGE AGE	49	49	49
AVERAGE AGE (MALE)	46	46	46
AVERAGE AGE (FEMALE)	51	51	51

HOUSEHOLDS & INCOME

0.3 MILES 0.5 MILES 1 MILE

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TOTAL HOUSEHOLDS	73	117	425
# OF PERSONS PER HH	2.3	2.3	2.3
AVERAGE HH INCOME	\$122,010	\$120,943	\$120,658
AVERAGE HOUSE VALUE	\$156,912	\$156,637	\$156,328

2020 American Community Survey (ACS)



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BROKER INFORMATION



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