

429 South Street

PEKIN, IL 61554



RE/MAX
COMMERCIAL®
TRADERS UNLIMITED

FOR SALE | 429 SOUTH STREET

ASKING PRICE: \$485,000



EXECUTIVE SUMMARY

10 unit apartment building that can generate new owners immediate cash flow, with room for rent increases. With rear parking lot available for tenants, common laundry, individual storage units in the basement, this apartment complex has been well maintained, is professionally managed (Stoneburner) and is consistently fully leased. Each of the 10 units are 1 bedroom and 1 bathroom, have owner owned appliances, and each unit has a slider door leading out the back to either a patio or a deck. Tenants each pay their own separately metered Ameren utilities. Video Walkthrough Tour available here: <https://rem.ax/429SouthUnitD>. Property is listed at a pro forma 11.3% CAP Rate.



5,440
TOTAL SF



**MULTI
FAMILY**
PROPERTY TYPE



10
UNITS



RM-2
ZONING

CLICK [HERE](#) FOR LINK TO

- Property Photos & Videos
- Floorplans
- County Records



JUSTIN BALL
JUSTIN.BALL@REMAX.NET
309.323.0399

JESSICA BALL
JESSICABALL@REMAX.NET
309.363.2929

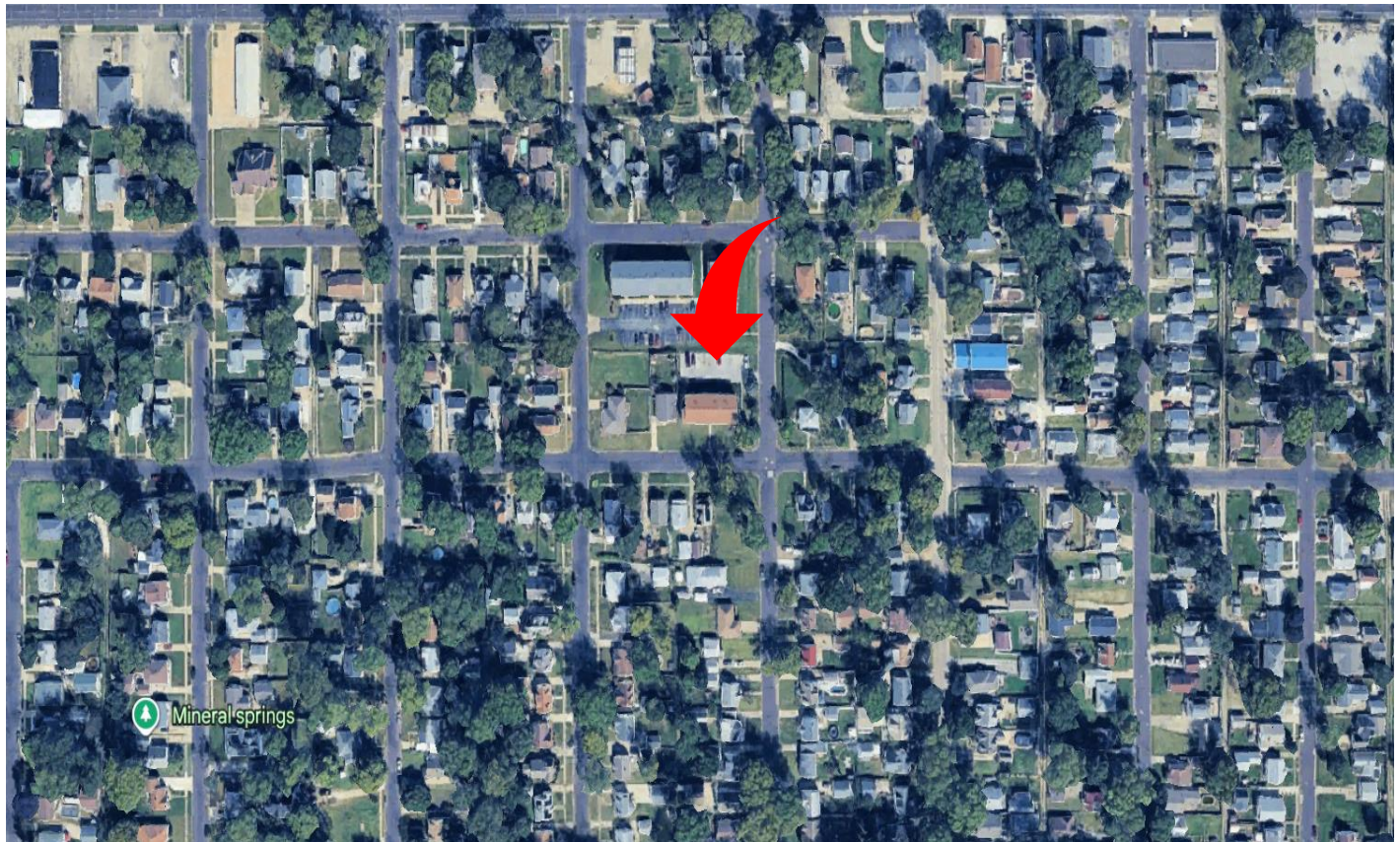
STEVE REED
STEVENREED@REMAX.NET
309.303.4730

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PROPERTY INFORMATION

ADDRESS	429 South St
CITY / STATE / ZIP	Pekin, IL 61554
PARCEL ID(s)	04-10-03-425-007
PROPERTY TYPE	Multi-family
ZONING	RM-2
TOTAL UNITS	10
TOTAL BUILDING SF	5,440
YEAR BUILT	1972



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EXTERIOR PICTURES



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INTERIOR PICTURES



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PEKIN AREA DEMOGRAPHICS



POPULATION	0.5 MILES	1.5 MILES	3 MILES
Total Population	3,171	22,490	33,183
Average Age	40	41	43
Average Age (Male)	38	40	41
Average Age (Female)	42	43	44

HOUSEHOLDS & INCOME	0.5 MILES	1.5 MILES	3 MILES
Total Households	1,356	10,018	14,308
# of Persons per HH	2.3	2.2	2.3
Average HH Income	\$69,597	\$67,217	\$71,560
Average House Value	\$117,687	\$135,407	\$153,226

Demographics data derived from AlphaMap



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JUSTIN BALL
Broker, REALTOR
Tel: (309) 323-0399
Justin.Ball@Remax.net
Lic #475.175281



JESSICA BALL
Broker, REALTOR
Tel: (309) 363-2929
JessicaBall@Remax.net
Lic #475.175281



STEVE REED
Broker, REALTOR
Tel: (309) 303-4730
StevenReed@Remax.net
Lic #475.181829

All information contained herein is deemed reliable but not guaranteed.
Each office is independently owned and operated.
Office: 3622 N Knoxville Avenue, Peoria, IL 61603