

MULTI-USE PROPERTIES

1314, 1320 & 1324 MARIETTA - PEORIA HEIGHTS



FOR SALE:

Commercial & Residential Properties
\$734,000

PROPERTY FEATURES

- Three properties for sale in Peoria Heights on Marietta just off of Prospect Ave.
- Sale consist of a commercial office building with warehouse space in the rear and two single family homes.
- Potential redevelopment opportunity in the heart of the Peoria Heights Commercial District.
- Located across the street from Heritage Square.
- Properties are well maintained with recent updates.
- Breakdown of the three properties provided on the following pages.
- Houses are not available for purchase separately.

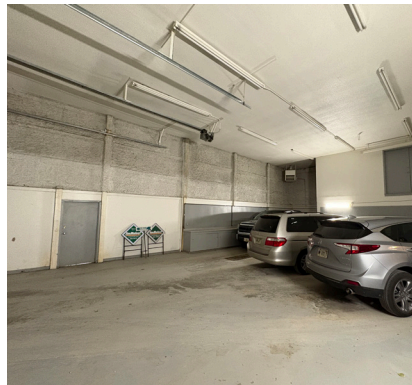


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1314 Marietta - 6,490 SF

- 1314 Marietta is a 6,490 SF office/warehouse building. Approximately 2,610 SF of office space with two warehouse sections in the rear offering 1,700 SF and 2,310 SF.
- Office area is setup with an inviting reception / waiting area, four private offices, a conference room, file room, break room, and one restroom. Additional built out office space with a restroom in the lower level.
- Additional 1,300 SF of office space in the lower level which leads directly into the 1,700 SF garage space. This area offers tall ceilings with one overhead drive in door and one restroom.
- Separate from the main building and 1,700 SF garage space is a 2,310 SF warehouse section with two overhead drive in doors.
- New roof installed on the office building in 2024.
- Property is occupied thru June 2026. Call agent for details. Showing upon request to qualified buyers with 48 hours notice.

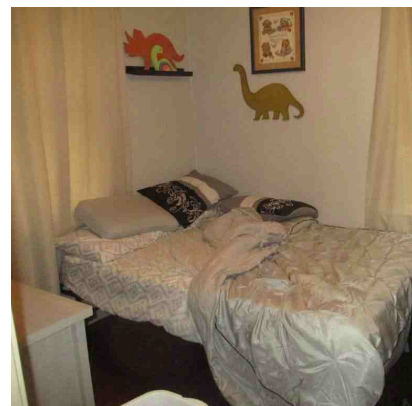
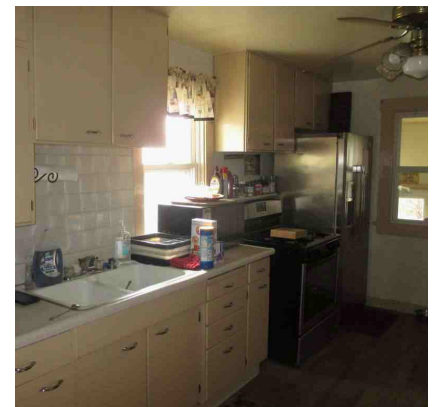
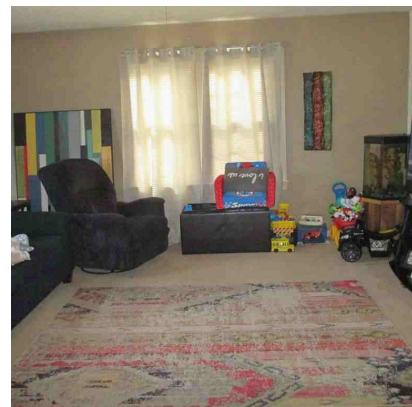
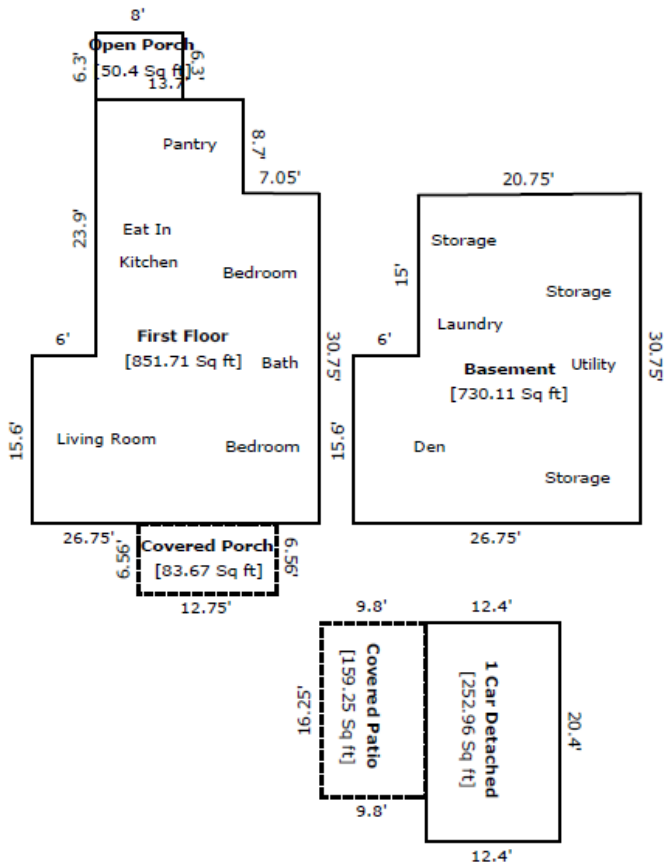


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1320 Marietta - 852 SF

- 1320 Marietta is a 2 bedroom, 1 bath single family home.
- Main floor is 852 SF with a 730 SF basement.
- 256 SF detached single car garage with a covered patio area.
- New roof and siding in 2024.
- Property is occupied on a month to month lease. Showing upon request to qualified buyers with 48 hours notice.

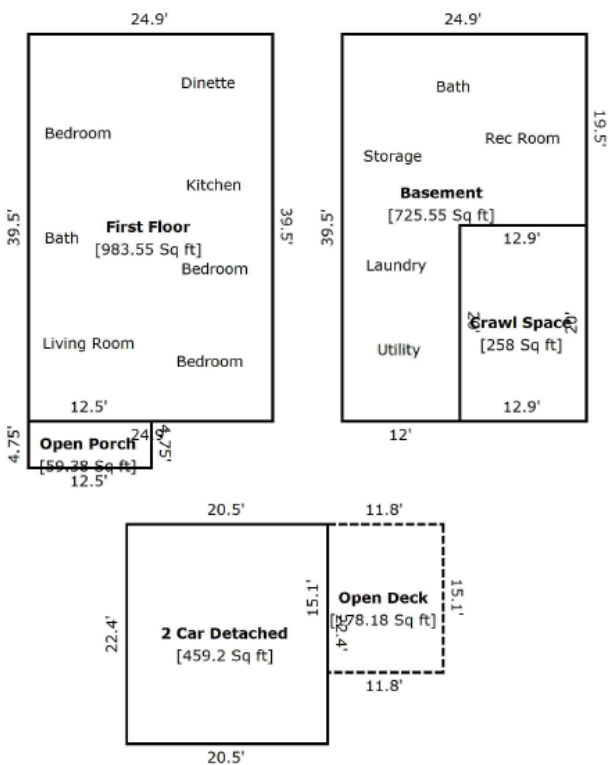
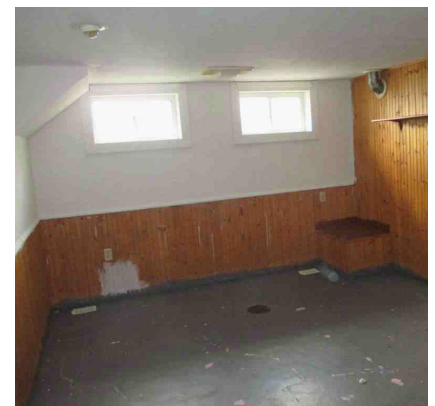
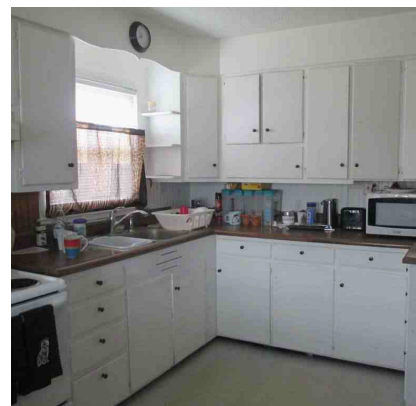
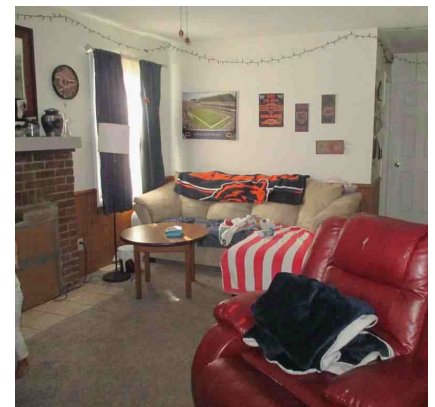


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1324 Marietta - 835 SF

- 1324 Marietta is a 3 bedroom 1 bathroom single family home.
- Main floor is 984 SF with a 725 SF basement.
- Two car detached garage with an open deck on the side.
- New roof and siding in 2024.
- Property is occupied on a month to month lease. Showing upon request to qualified buyers with 48 hours notice.



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PROPERTY DETAILS

PROPERTY TYPE	COMMERCIAL/RESIDENTIAL
BUILDING SIZES	1314 MARIETTA: 6,490 SF OFFICE/WAREHOUSE 1320 MARIETTA: 852 SF (2B/1B) 1324 MARIETTA: 835 SF (3B/1B)
LAND SIZE	0.65 AC (COMBINED)
ZONING	B-1
YEAR BUILT	1314 MARIETTA: 1985 & 1994 1320 MARIETTA: 1914 1324 MARIETTA: 1940
REAL ESTATE TAXES (2024)	1314: \$9,486.56 1320: \$3,808.24 1324: \$3,169.36
SALE PRICE	\$734,000



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