



FOR SALE

Special Purpose Property Adaptive Reuse Opportunity

OFFERING MEMORANDUM | 109 SOUTH WASHINGTON STREET | ROCHELLE, IL

Exclusively Listed by

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Asking Price - \$195,000



Property Summary

Address: 109 South Washington Street
Rochelle, IL 61068

APN: 24-25-128-001 & 24-25-128-002

Building SF: 6,166 +/-

Lot Size: 16,336 SF +/-

Parking: 20 Stalls

Year Built: 1950

Zoning: R-5 / R-O Residential Office D

Property Overview

This is an approx. 6,166 square foot specialty property which features a 2-story building on 0.38 acres with 20 surface parking spaces with possible expansion for additional spaces. The property includes a building formally used as a church with supporting spaces such as sanctuary, offices, classrooms, kitchen area, restrooms, and basement level, along with a residential component.

Location Overview

Located in the Downtown Rochelle Business District. Rochelle is located in Ogle County in Northern Illinois, approximately 80 miles west of Chicago and in close proximity to Interstate 88 and Interstate 39, providing convenient regional access to Rockford, DeKalb, the Chicago suburbs and surrounding communities.

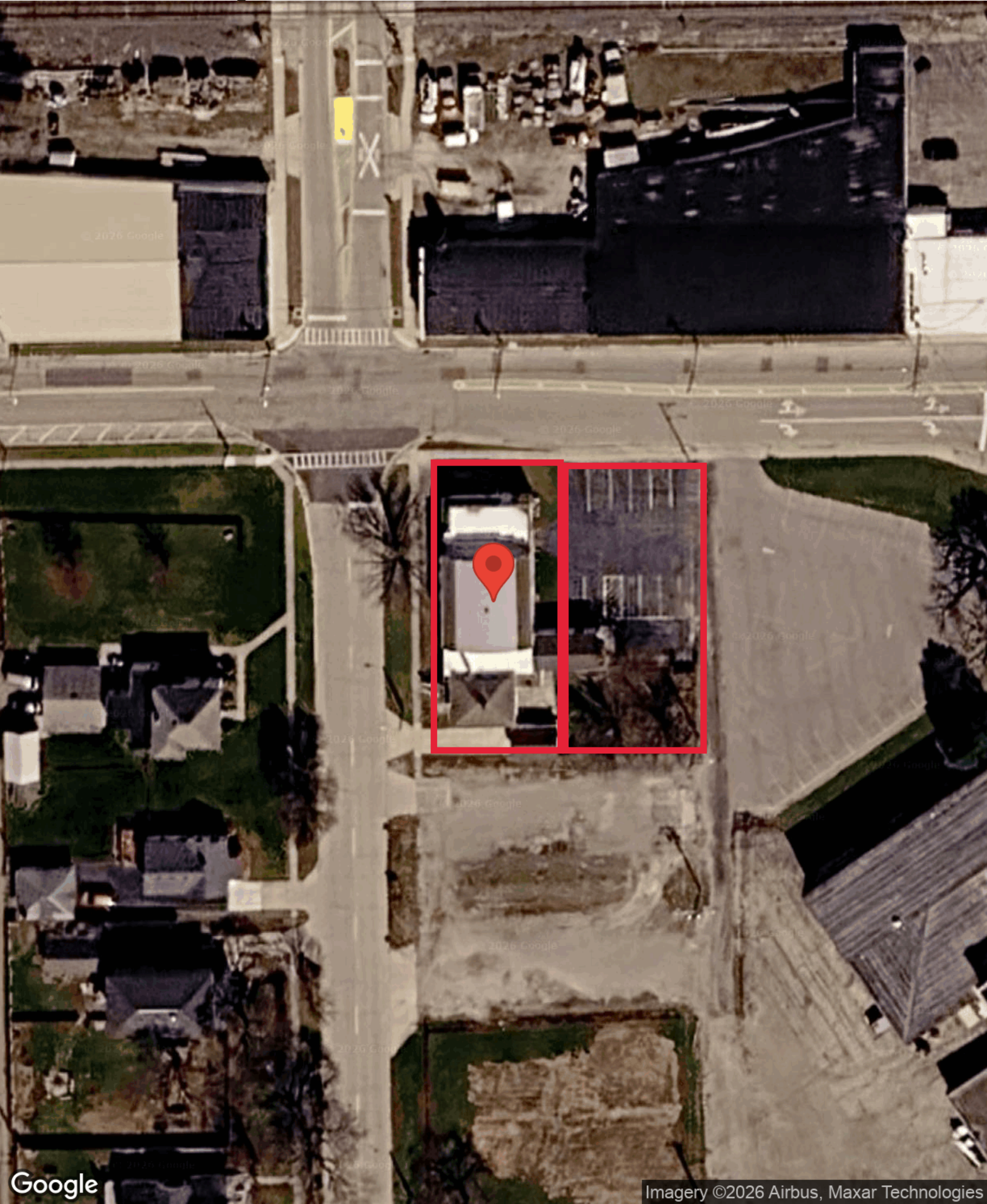
Property Photos - Main Building



Property Photos - Residence



Aerial Map



Location Maps

