



Pat Schaeffer-Broker  
 +618-567-4949  
 patschaeff@aol.com



www.nesterrealty.com



# COMMERCIAL REAL ESTATE



## 263 MADISON AVE, WOODRIVER, IL \$350,000



Reception/Entry



Kitchenette



Office Space



Outbuilding



High-Traffic Corner Commercial Property with Flexible Space Freestanding full-brick commercial building situated on a 1/2-acre corner lot offering excellent visibility and accessibility. With an average daily traffic count of approximately 12,300 vehicles, this property provides strong exposure for a variety of business uses & is located in TIF and Enterprise Zone. The interior includes multiple offices, meeting rooms, and open workspace, making it ideal for professional offices, nonprofit organizations, training facilities, or service-based businesses. The partially finished lower level provides additional usable space for storage, offices, or expansion. A detached outbuilding offers extra flexibility and can serve as a workshop, maintenance space, or additional storage. The property also features a paved parking lot with lighting, providing convenient parking for employees and visitors. Currently utilized as a meeting hall and office space, the building is well suited for a variety of commercial uses.