

# Columbia IL Mixed-Use Building

100-102 N. Main Street, Columbia, IL 62236



## FOR SALE - \$750,000

### PROPERTY OVERVIEW

- 13,980 SF Under Roof, 7,320 SF Vacant
- Great for Owner Occupant
- Vacant lot north of building also included
- Remodeled interior in 2007
- Vacant former bank space - 4 private offices, large reception desk, two restrooms, large kitchen/break room
- Large conference room and atrium with glass for natural light in lobby
- 2 apartments upstairs, leased
- Tenants/Income:
  - 2 leased apartments
  - Rehab Specialists (main floor)
  - \$37,200 Annual Income
- Broker has owner interest

**WP** | **WITTENAUER**  
P R O P E R T I E S

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The information contained herein has been given to us by the owner of the property or other sources that we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to lease or purchase.

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## PARCELS INCLUDED

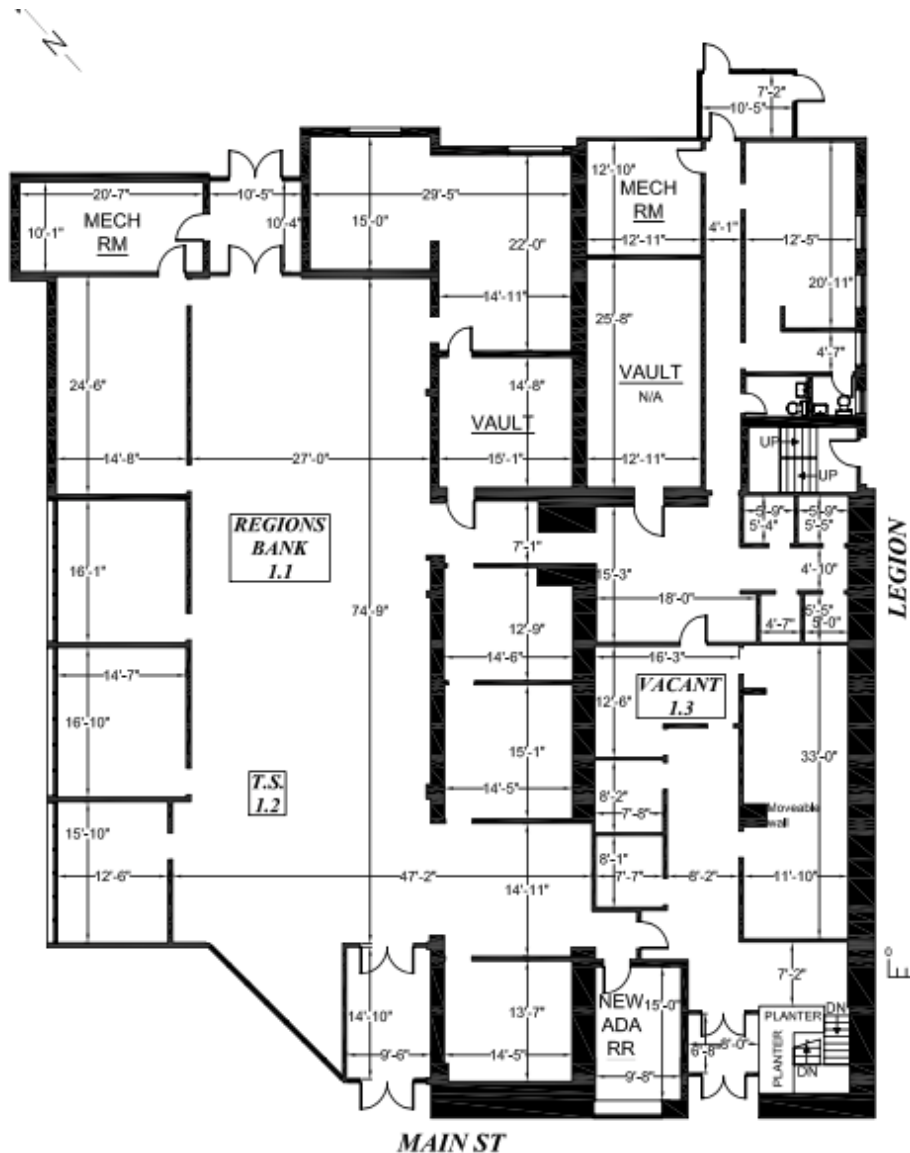
04-15-368-008-000  
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## PRIOR YEAR TAXES

\$11,358.46

## ASKING PRICE

\$750,000



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Adjacent Lot  
Included



## DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	5,315	11,882	15,736
Households	2,144	4,538	6,036
Avg. HH Income	\$86,598	\$100,176	\$99,994

## FOR INFO, CONTACT:

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