



COMMERCIAL REAL ESTATE

3001 ½ Gill St.  
Suite A  
Bloomington, IL  
61704  
[axis360.co](http://axis360.co)



#### BUILDING SIZE

9,148 SF

#### LOT SIZE

1.4 acres

#### PRICE

\$495,000

#### ZONED

General Commercial

#### PARCEL #

16-06-300-044

#### BUILT

1996

#### TAXES (2021)

\$14,187

## 901 W. MAIN STREET, EL PASO, IL

### FREESTANDING BUILDING | **FOR SALE**

This property is in Woodford County, in the small town of El Paso, located just off of I-39 Exit 14 along US Route 24. This freestanding building, was built for an office user; but is a free span steel frame that gives the property the flexibility for many uses.

The property is occupied by Titan Fitness, but the owner has a termination right in place. The sale of this property is intended for an owner occupier, not as an investment property.

The space has two entrances, a mostly open floor plan, several private offices, men's and women's restrooms, and locker rooms with showers. There is plenty of parking on the property with easy ingress and egress off of Main Street/US 24.



**DOLLAR GENERAL**



*The statements and figures herein, while not guaranteed, are secured from sources we believe authoritative. This information is for illustrative purposes only.*

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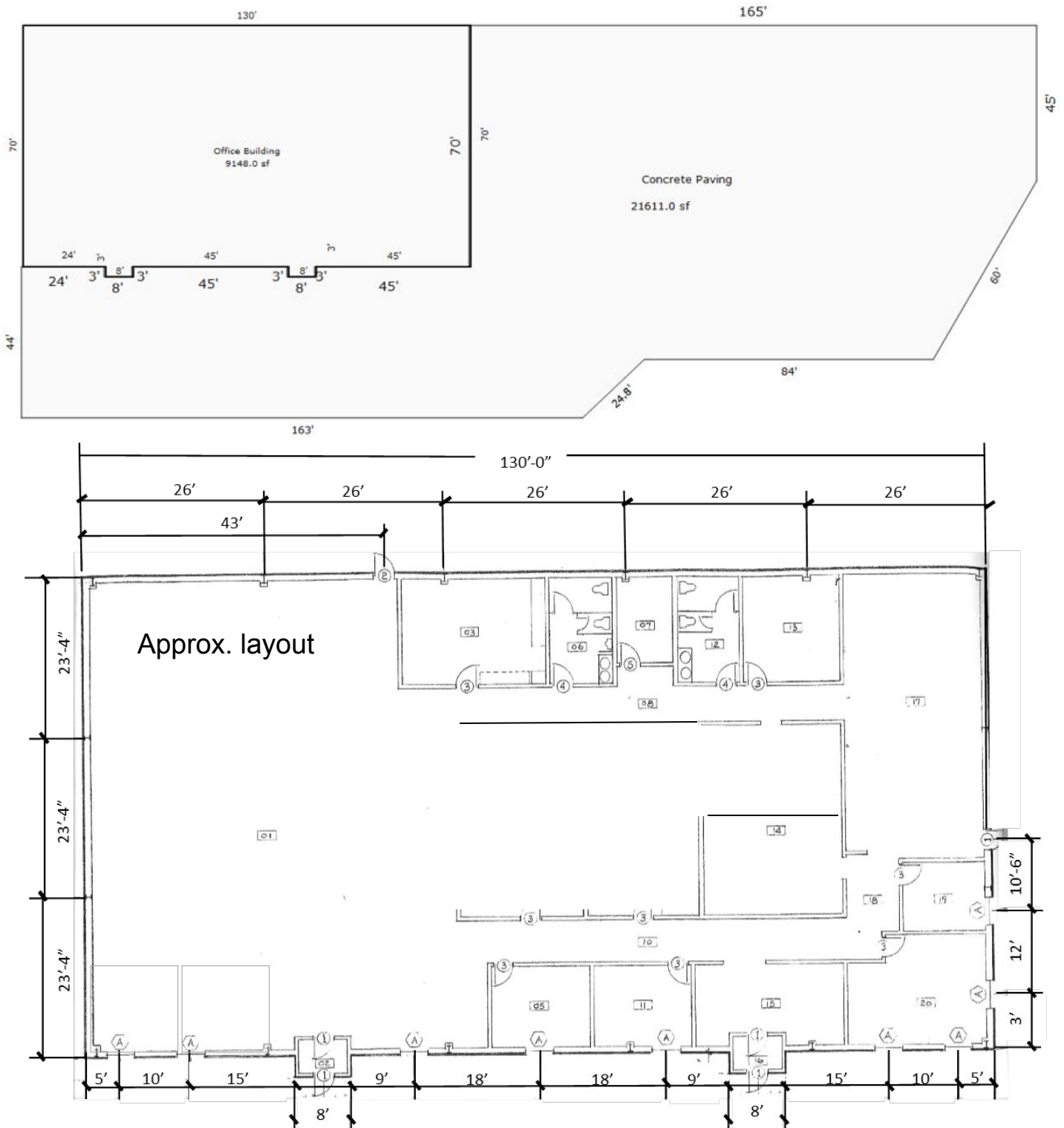




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