



3001 ½ Gill St. Suite A
Bloomington, IL 61704

axis360.co

**923-925 N. KICKAPOO ST.
LINCOLN, IL**



BUILDING SIZE

6,516 SF & 2,352 SF & 6,120 SF

LOT SIZE

1.33 acres

SALE PRICE

\$804,893

ZONING

I-2 (Light Industrial)

TAXES (2024)

\$4,529 & \$3,880

PARCEL NUMBERS

08-255-053-20

08-255-053-30

Formerly home to **Treu Body Works**, a locally owned full-service auto repair shop serving **Lincoln, IL since 1982**, this property is positioned for an owner-user seeking an established **collision & body repair, insurance work, light mechanical or wheel alignment** footprint in a market with limited competition (only one other body shop currently in Lincoln).

Conveniently located about ¼ mile from **IL Routes 10 & 121** and approximately **3.5 miles from I-55**, supporting strong access for customers, fleets, vendors, and distribution across **Central Illinois** (Bloomington/Normal, Springfield, and Decatur markets).

Building 1 (South): 6,516 SF | Built **1986** w/office addition & updates **2008** | **2 overhead doors** | office HVAC, tube heat in shop, floor drains with oil/water separator.

Building 2 (West): 2,352 SF | Built **2018** | **Uninsulated/unheated post-frame** | **2 overhead doors** | **14' eaves** | power & door openers, ideal storage or shop expansion.

Building 3 (North): 6,120 SF | Combination of **1991 (1,800 SF)** & **2018 (4,320 SF)** | **4 overhead doors** | tube heat | **downdraft paint booth** and restrooms (shop and customer).

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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