



919 15TH AVE, EAST MOLINE, IL 61244
\$325,000



PROPERTY FEATURES

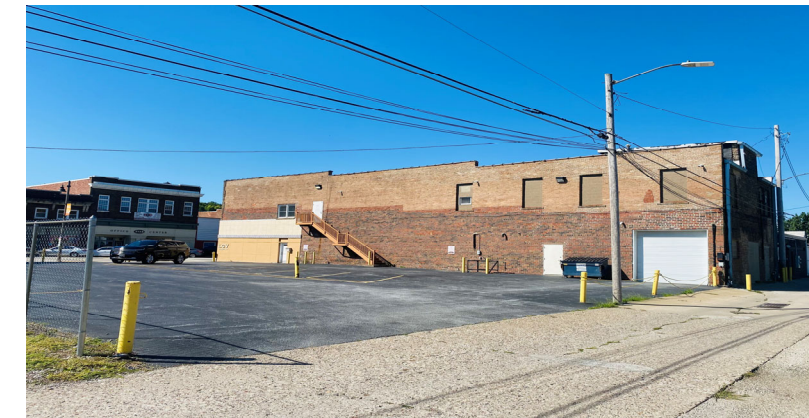
- Mixed-use 9,720 Sf Two-story Solid Brick Building Located in Downton East Moline
- City Of East Moline will receive nearly \$24 Million in Federal Infrastructure Funding for Its Downtown Revitalization Project
- Building Features Warehouse, Office, And Apartment
- First Floor Consists of Approximately 3,760 SF of Clean Warehouse Space And 1,100 Sf of Office (Two Private)
- Second Floor Consists of 1,200 SF Apartment and Approximately 3,660 SF of "Shell" Condition Space. Second Floor Could Be Used for Additional Warehouse or Developed into Additional Apartments or Office Space
- Lower-level Warehouse Has Service Elevator, 12x8 Overhead Door, 12-foot Ceilings, And Three-phase Electric
- Apartment Features 4 Rooms, Bathroom, Kitchen Area, and Washer/Dryer
- Ample On-site Parking Lot with Two 40x120 Lots
- Recent Mechanical Updates Include High Efficiency Furnaces

DETAILS

TOTAL BUILDING SF:	9,720 SF
PARCEL ID:	08-25-403-006
ZONING:	B2
WAREHOUSE SF:	3,760 (LOWER)
OFFICE SF:	1,100 (LOWER)
APARTMENT:	1,200 (UPPER)
ACRES:	0.33
LOCATION:	DOWNTOWN EAST MOLINE
YEAR BUILT:	1905
TAXES:	\$4,855
PARKING:	AMPLE ONSITE PARKING LOT WITH TWO 40 X 120' LOTS
BEST/PRACTICAL USE:	WAREHOUSE, MIXED USE, INVESTMENT

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UPDATED: 8/01/22



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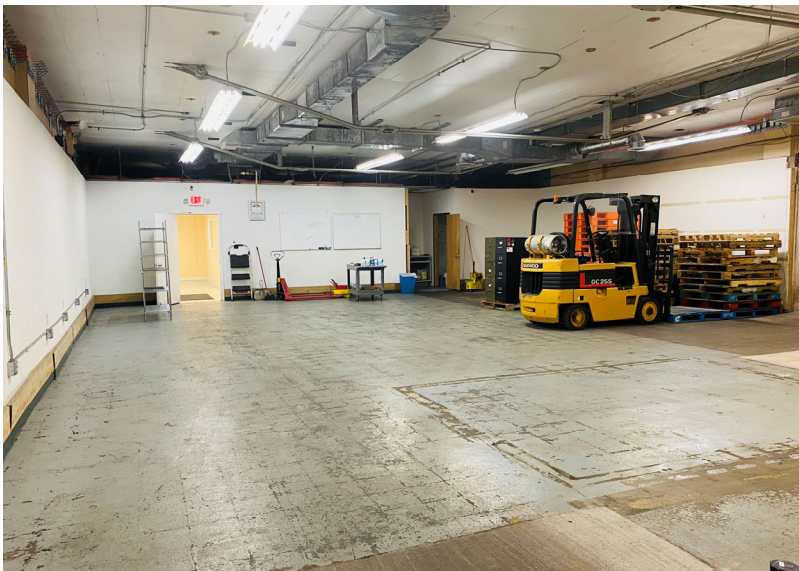
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OFFICE



WAREHOUSE



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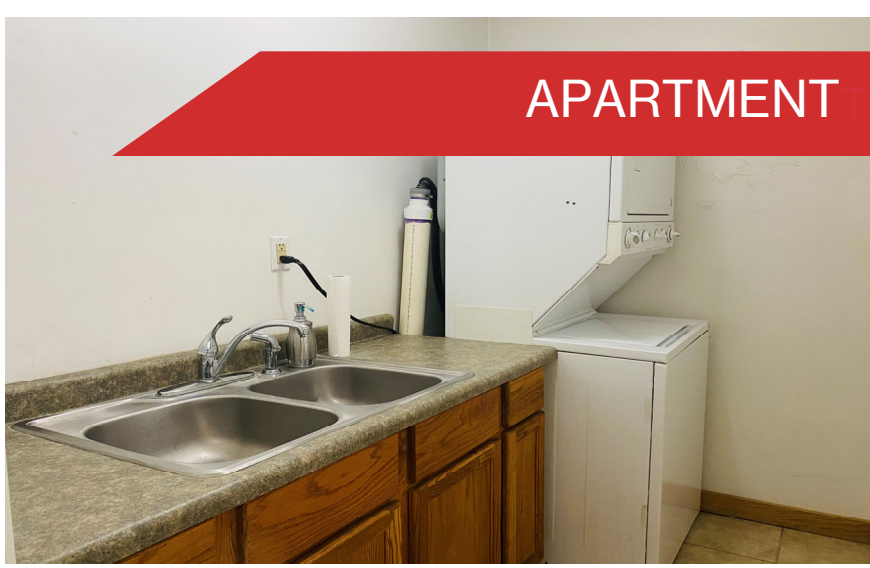
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APARTMENT



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