

227 W Madison Street
Ottawa, IL 61350



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MLS# 12471823



\$510,000

6,400 Sqft

Attention Owners/Investors, Don't miss out on this 6400 sq ft 2 story building investment opportunity in historical downtown Ottawa and located one block from the courthouse and in the Heart of Starved Rock Country. The first floor is 3200 sq ft and is currently vacant. Offering lots of large offices, soaring ceilings, conference room, entryway for that perfect greeter. Bathrooms and kitchen all on the first floor. A little elbow grease and some cosmetic work will have potential tenants knocking down the door. The second floor is 3200 sq ft and is fully leased at. After your facelift of the first floor, the building value and income will increase. There is an elevator servicing both first and second floors. The building also has a full basement, half shared by each floor for more storage opportunity. Lower level currently available for rent. Two blocks from Illinois and Fox Rivers. This building has lots of possibilities such as office or possibly apts above a business. Come and check it out today!



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For full listing details, please scan:

