



MARQUETTE PROPERTIES, INC.

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FOR SALE

Commercial Building Downtown Coal City

Size: 2,250 s/f retail building on 1.46 acres

Location: 335 S. Broadway St. Coal City, IL 60416

List Price: \$195,000

Taxes: \$2,780 (2024)

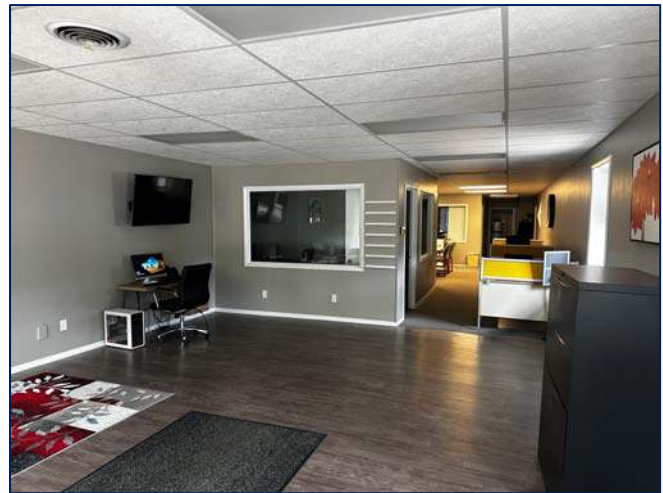
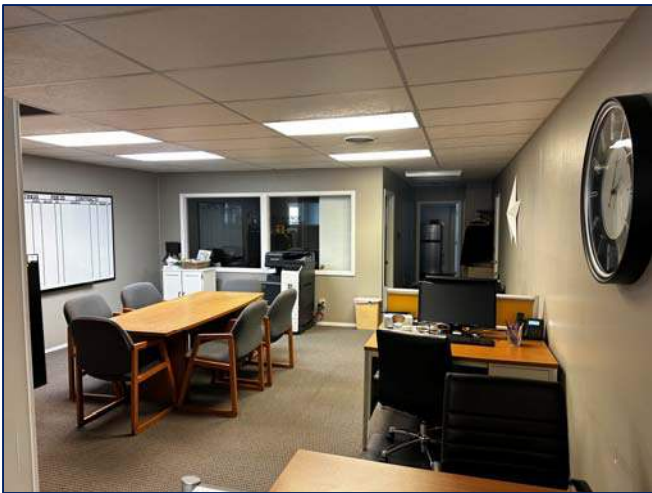
Comments: Great commercial opportunity downtown Coal City. 2,200 s/f totally remodeled inside and out. Newer roof, gas furnace and central air. Currently has 3 private offices, small kitchenette and large storage room. Includes 20ft south of building that can be used for additional parking, driveway or buildable. Or add a drive-through to existing building (Village of Coal City approval required). Lots of potential!



7695 Ashley Rd.

Morris, IL 60450

www.MARQUETTEPROPERTIES.com



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