



**\$549,900**

## **1221 INDEPENDENCE COURT, WASHINGTON, IL, 61571**

<https://rhoadesrealtors.com>

- Commercial Sale
- Commercial
- Active

INVESTMENT OR OWNER-USER OPPORTUNITY. SALE-LEASEBACK AVAILABLE! Exceptional opportunity to acquire a 7,500 sq ft commercial building on 2 acres in a high-demand Roberts commercial subdivision in Washington, IL. This property is uniquely positioned to serve both investors and owner-users, with a sale-leaseback option offering immediate income potential. Seller willing to lease back at market rates [...]

### **Building Details**

**ParkingTotal:** 42

**Building Name:** PLDDC

**Exterior material:** Block, Brick, Frame, Steel Frame, Vinyl Siding

**NewConstructionYN:** No

**Heating:** Forced Air, Natural Gas

**Roof:** Composition Shingle



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## Amenities & Features

**Waterfront available:** No

**AttachedGarageYN:** No

**PoolPrivateYN:** No

**GarageYN:** No

**FireplaceYN:** No

**Cooling:** Central Air

