

# FOR SALE

## 7,300 SF Office / Retail Building

835 N. Market St, Waterloo IL 62298

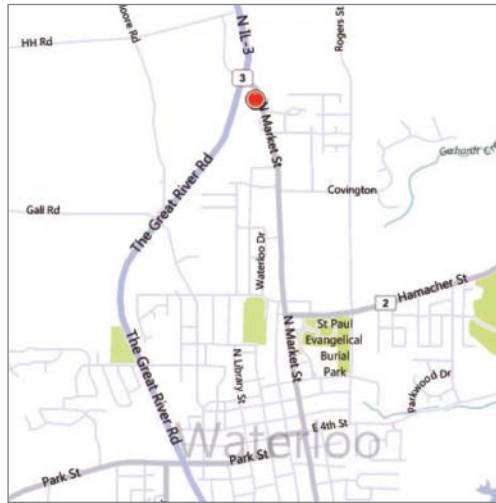


### U.S. Census Demographics

	3 Miles	5 Miles	10 Miles
Population	10,737	14,583	42,743
Households	4,091	5,423	16,123
Avg HH Inc.	\$72,777	74,270	74,849

### Traffic Counts

- 12,800 VPD on N. Market St
- 23,300 VPD on N. IL Route 3



### Property Highlights

- 5,000 SF on main level & 2,300 SF on lower level (1.16 acre lot)
- Great location near the highest traffic intersection in Waterloo
- Adjacent to Schnucks
- Built in 1970
- 5 HVAC units
- 2009 property taxes: \$7,899

### Sale Price

\$450,000



Commercial Real Estate Services, Worldwide.

### Contact

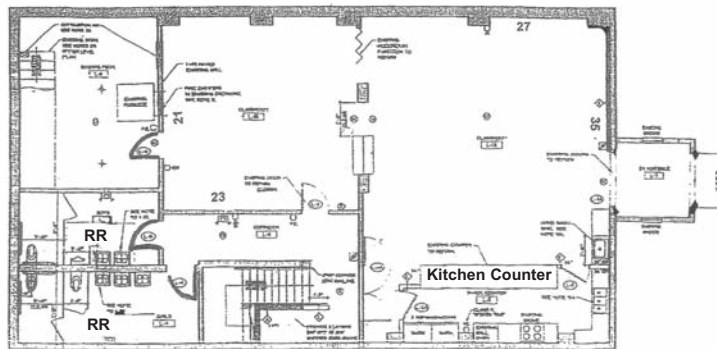
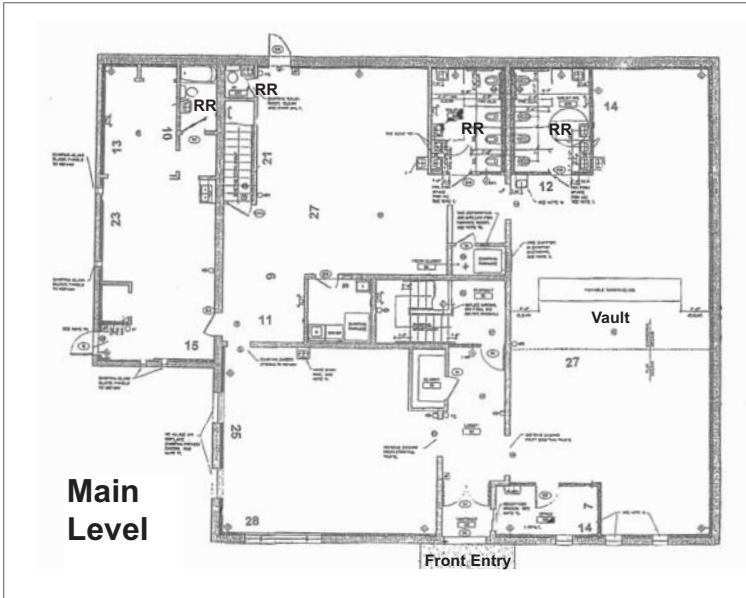
David Wittenauer, CCIM  
618 632 3060  
dwittenauer@naidesco.com

The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to lease or purchase.

Illinois Office: 1177 N. Green Mount Rd Ste 201  
O'Fallon IL 62269 | Phone 618 632 3060 | Fax 618 632 3270  
Main Office: 8235 Forsyth Blvd Ste 210 St Louis MO 63105  
Phone 314 994 4444 | Fax 314 994 4088 | www.naidesco.com

# FLOOR PLAN

835 N. Market St, Waterloo IL 62298



Commercial Real Estate Services, Worldwide.

## Contact

David Wittenuer, CCIM  
 618 632 3060  
 dwittenuer@naidesco.com

The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to lease or purchase.

Illinois Office: 1177 N. Green Mount Rd Ste 201  
 O'Fallon IL 62269 | Phone 618 632 3060 | Fax 618 632 3270  
 Main Office: 8235 Forsyth Blvd Ste 210 St Louis MO 63105  
 Phone 314 994 4444 | Fax 314 994 4088 | www.naidesco.com