



Luke Allan
6185783598



David Kunkel
6182024500



Kelly Hulvey
6182024500 x 2

10 W 2nd St

46,000 SF | Retail Building | Pana, IL 62557 | \$3,680,000 (\$80/SF)



INVESTMENT HIGHLIGHTS

- Nice large building
- Above average condition
- Visibility

EXECUTIVE SUMMARY

Parcel # 11-25-21-224-001-00 - 46,000 SF Building and 4.46 Acres

Parcel # 11-25-21-224-002-00 - 1.17 Acre Vacant Lot
Vacant building, former Wal Mart Store. Additional lot to the east also included in sale.

Building is in above average condition and ready for a new

owner or tenant. Owners would prefer to sell the building but would entertain a lease depending on terms.

More info to be added within the next 2 weeks.

All optional uses suggested would have to meet City approval.

PROPERTY FACTS

Sale Type	Owner User
Property Type	Retail
Property Subtype	Storefront Retail/Office
Building Size	46,000 SF
Building Class	B
Year Built	1978
Price	\$3,680,000
Price Per SF	\$80
Tenancy	Single
Building Height	1 Story
Loading Docks	2 Exterior
Building FAR	0.19
Land Acres	5.63 AC
Opportunity Zone	Yes i

ABOUT 10 W 2ND ST , PANA, IL 62557

Great Building across from Casey's Store. Plenty of Parking. The City of Pana is excited to speak and work with a new occupant . The City may

consider a non conforming use. This property has many possible uses. More information will be added as it is sent to us.

SPACE AVAILABILITY

SPACE	SIZE	SPACE USE	POSITION	AVAILABLE
1st Floor	46,000 SF	Retail	-	Now

Parcel # 11-25-21-224-001-00 - 46,000 SF Building and 4.46 Acres Parcel # 11-25-21-224-002-00 - 1.17 Acre Vacant Lot Vacant building, former Wal Mart Store. Additional lot to the east also included in sale. Building is in above average condition and ready for a new owner or tenant. Owners would prefer to sell the building but would entertain a lease depending on terms. More info to be added within the next 2 weeks. All optional uses suggested would have to meet City approval.

TRAFFIC

COLLECTION STREET	CROSS STREET	TRAFFIC VOLUME	YEAR	DISTANCE
S Chestnut St	W 3rd St, S	732	2022	0.11 mi
W 2nd St	Congress Aly, E	3,671	2022	0.13 mi
N State St	W Olive St, N	2,276	2022	0.16 mi
S State St	W 2nd St, N	732	2022	0.17 mi
N Walnut St	W Washington St, S	4,309	2022	0.18 mi
S Chestnut St	W 3rd St, N	732	2022	0.19 mi

COLLECTION STREET	CROSS STREET	TRAFFIC VOLUME	YEAR	DISTANCE
N State St	W Washington St, N	1,382	2022	0.20 mi
W Washington St	N Locust St, E	4,632	2022	0.21 mi
E Washington St	N Poplar St, E	4,632	2022	0.26 mi
W Orange St	N State St, W	976	2022	0.27 mi

PROPERTY TAXES

Parcel Number	11-25-21-224-001-00	Improvements Assessment	\$589,590
Land Assessment	\$367,800	Total Assessment	\$957,390

MAP OF 10 W 2ND ST PANA, IL 62557



ADDITIONAL PHOTOS



20190304_085230_resized_1



20190304_085432_resized



20190304_085623_resized_1



20190304_085439_resized



20190304_085323

Listing ID: 16009055

Date on Market: 5/10/2019

Last Updated: 5/14/2024

Address: 10 W 2nd St, Pana, IL 62557

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