

Self Storage Conversion Opportunity



Peoria, IL Self Storage Conversion Opportunity Madison Park Shopping Center

3101 W Harmon Highway
Peoria, IL 61604

Listing Broker:

Landstar Realty Group, Inc.
Avi Schiffman
847-770-0166
avi@landstarrealty.com
IL 475198225

Out of State Cooperating Broker:

Area Storage Advisors - Licensed Under Keller
Williams Realty Integrity Lakes
Lead Agent: Alex Ihrke
612-394-7553
alex@storage-advisors.com
Licensed In: MN

LIST PRICE: \$1,650,000

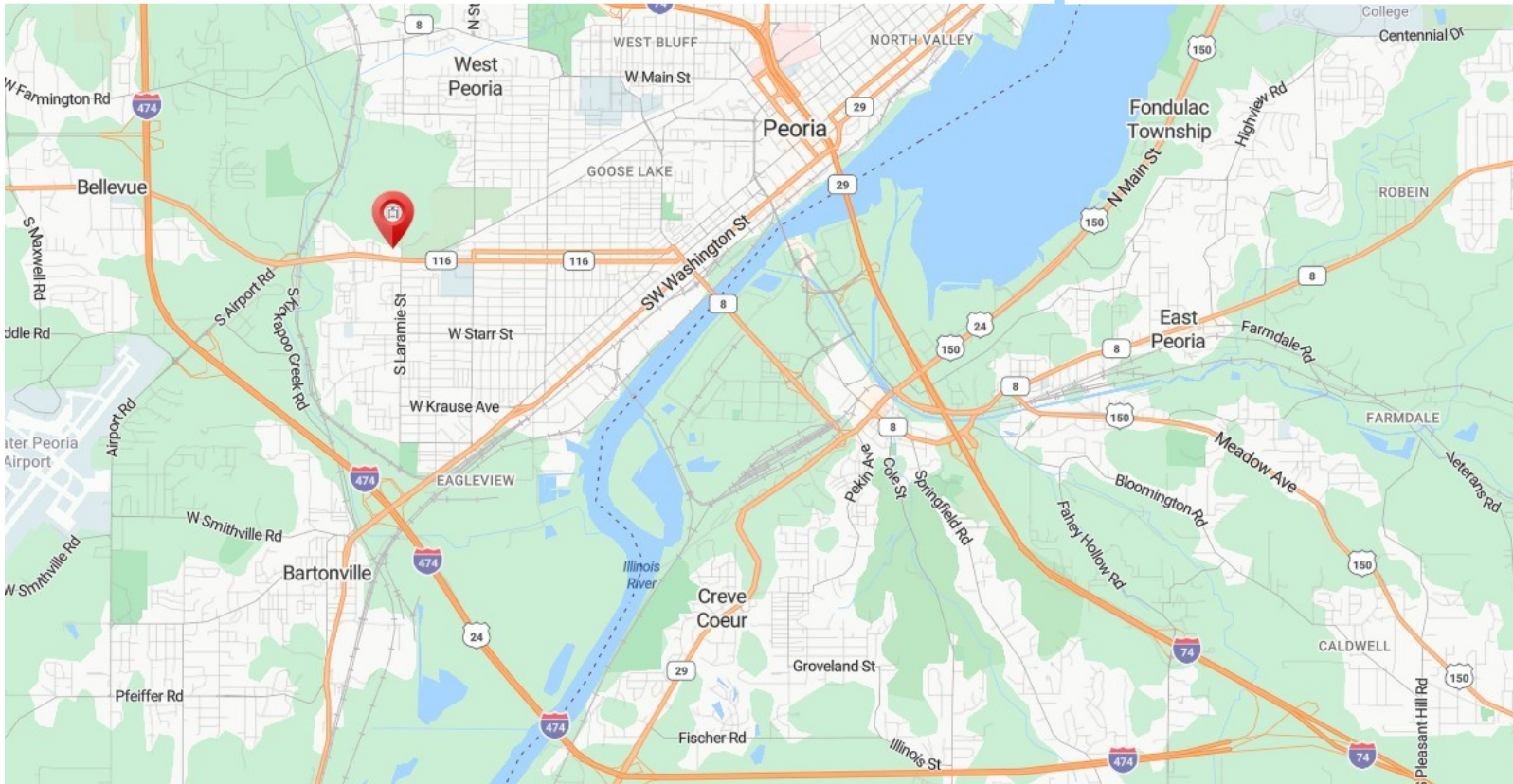
INVESTMENT HIGHLIGHTS

- **Approved Conversion Opportunity:** Approval for **approximately 700** units of climate controlled and drive-up self storage.
- **Income in Place:** Existing retail tenants generate revenue during planning and construction.
- **Expansion Potential:** Additional land allows for future drive-up phases and increased rentable square footage.
- **Strategic Peoria Location:** High-visibility site along W Harmon Highway near residential neighborhoods and major corridors.
- **Value-Add Upside:** Capitalize on Peoria's strong storage demand through redevelopment and lease-up growth.

PROPERTY DETAILS

Building GSF:	84,346
Potential Storage GSF:	68,535
Potential Storage RSF:	55,000
Retail RSF:	15,811
Acreage:	12.86





Argus Self Storage Advisors and Area CRE have compiled this information from sources believed to be reliable however can make no warranties, express or implied, to its accuracy. Buyer to conduct their own due diligence.