

# Commercial Sale - Morris, IL



## 219 Bedford Road, Morris, IL, 60450

Offered at \$325,000

Great Business Location 12,600 average daily traffic count. Current use is Medical Clinic building. Great Route 6 location adjacent to Morris Hospital; two existing multi-year doctor leases with current annual rent of \$36,894. Ability to add an additional 1,800 square feet of office space; proforma and construction cost estimates available for interested buyers. Two bathrooms. All brick building on West Rt 6 (aka Bedford Rd) located on a well traveled road. 1 mile to Rt 47 and 2.7 miles to I-80 interchange. Private parking lot with approximately 25 spaces. Great Route 6 West 182 foot frontage. Potential as investment property or for your own business use.

0 Bedrooms
0 Bathrooms
4,475 sqft
0.29 acre (lot size)
Built: 1940



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