



T R O P H Y
PROPERTIES AND AUCTION
LAND | RECREATIONAL | RESIDENTIAL

Versatile Commercial Opportunity in the Heart of Calhoun County Illinois

www.TrophyPA.com • (855) 573-5263 • leads@trophyapa.com

NEW PRICE!



PROPERTY ADDRESS:

201 N. Park Street
Hardin, IL 62047

PRICE: \$240,000

ACRES: .336

COUNTY: Calhoun

PROPERTY HIGHLIGHTS:

- 2 buildings with established businesses – Deli & Laundromat
- Space for additional business in front building with drive-thru window
- All appliances/inventory from deli convey with sale
- Deli building has new covered deck & siding
- Exterior upgrade in last year
- Near IL Riverfront

PROPERTY DESCRIPTION:

Versatile Commercial Opportunity in the Heart of Calhoun County, IL!

Located just steps from the Illinois River, this unique property includes two separate buildings offering a range of income-producing and multi-use possibilities.

The first building has a history as a successful sandwich shop and is full of charm and updates, including a spacious covered deck-ideal for outdoor dining and live entertainment. Whether you're looking to open a café, retail space, or event spot, this building is ready for your vision.

The second building houses a currently operating laundromat, providing foot traffic and income. In addition, it offers two more units perfect for retail, office or service businesses-one of which features a convenient drive-up window.

Positioned in the welcoming river community of Hardin in Calhoun County, these properties present an exciting opportunity for entrepreneurs, investors or those looking to establish a business of their own.



PRESENTED BY:

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Broker does not guarantee the accuracy of sq. ft., lot size, or other information, buyer is advised to independently verify the accuracy of information through personal inspection and with appropriate professionals