

# — BUILDING FOR SALE —

## 211 WEST FIRST STREET • DIXON, IL

\$319,000 • NOW CONSIDERING OFFERS • TOTAL SQ FT: 5685

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### SPECIAL NOTE

This building burnt to the ground in 1967 and was rebuilt using the best of materials available at that time including; Steel I-Beams and Bridging, Poured Concrete Floors and Flexicore Ceiling Panels (installed by crane). Due to the construction materials used, the building has the highest fire code rating in the city, making it cheaper for insurance.

### BUILDING ATTRIBUTES

- Newer Light Troffers
- Newer Front Awning
- Windows & Front Door: Double Pane Insulated Energy Efficient
- Roof Construction: 6" Flexicore precast, prestressed concrete deck panels
- Roofing: Rubber MPDM • Newly Seamed in 2024 by Sterling Roofing
- HVAC: Central Air and Natural Gas Heating (Roof Top Units)
- Main Floor Composition: Sheet Metal Pan with 4" Poured Concrete
- Electrical: (3) 200 Amp Services (one service per floor) with 220 Three Phase in Basement
- Roof Drainage: Integrated Cast-Iron Pipe System
- Elevator Shaft: From Basement to Second Floor with openings at each floor
- Roof Top Access: Hatch located on Second Floor for all rooftop inspection and servicing
- Water Heater: Electric 10 Gallon
- Bathrooms: (2) one on Main Floor, one on Second Floor
- Water Spigots: one located on front of building, one located in the garage
- Dumpster Placement: can be kept in garage with access from the main floor & garage levels
- Garage Heat: (Two) 220 single phase heaters with independent thermostats
- Garage Doors: (2) 10' wide x 10' high (with newer openers compatible for bluetooth)

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GALLERY  
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### ROOM and AREA SPECIFICATIONS

#### MAIN FLOOR • 2093 SF

Retail Area: 24'x71' = 1704 SF  
BreakRoom: 22'x7'6" = 165 SF  
Bathroom One: 3'x8' = 24 SF  
Storage Area: 200 SF

#### SECOND FLOOR • 809 SF

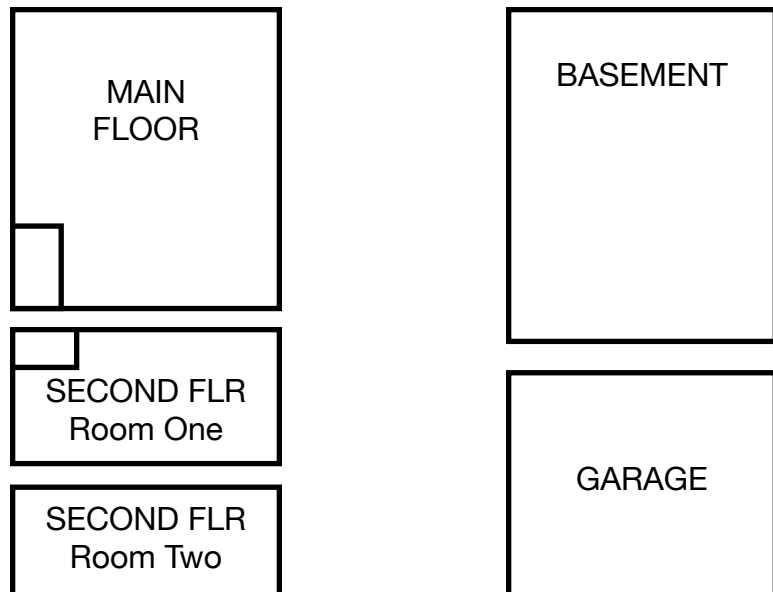
Room One: 25'x17' = 425 SF  
Room Two: 25'x13' = 325 SF  
Bathroom Two: 4'x6' = 24 SF  
Storage Area: 5'x7' = 35 SF

#### BASEMENT • 2063 SF

Room One: 26'x78' = 2028 SF  
Storage Area: 5'x7' = 35 SF

#### GARAGE • 720 SF

2 Car Plus: 30'x24' = 720 SF

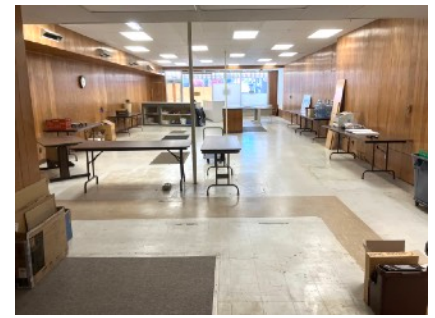


# PHOTO GALLERY

**BUILDING FOR SALE**  
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Building Front



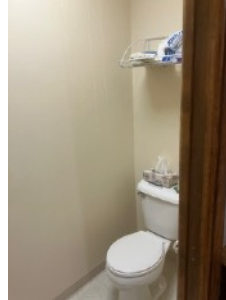
Main Floor



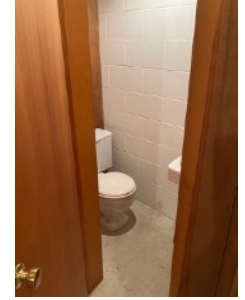
Break Room - Main Floor



Bathroom One - Main Floor



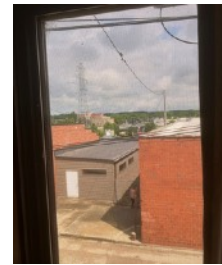
Second Floor - Room One



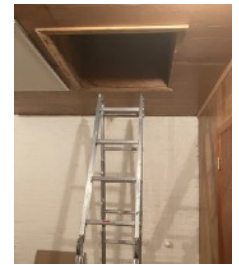
Bathroom Two - 2nd Floor



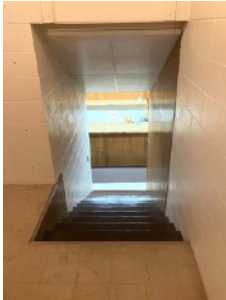
Second Floor - Room Two



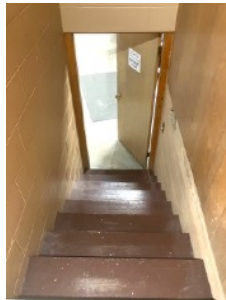
View From Room Two



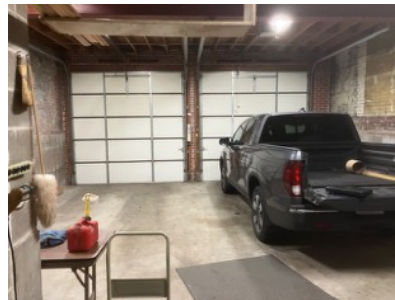
Hatch to Roof Top



2nd Floor Stairwell  
Looking Down



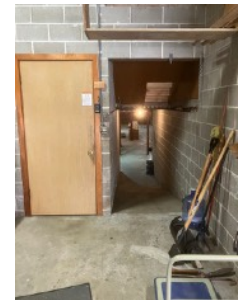
Main Floor Stairwell  
Going Down to Garage



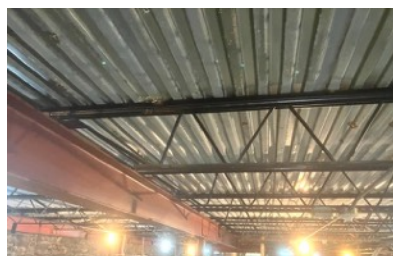
2 Car - Garage



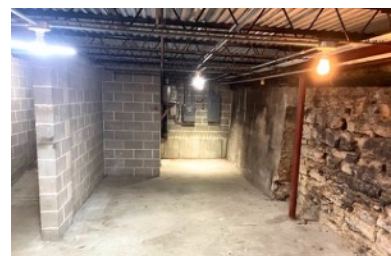
Garage Heaters



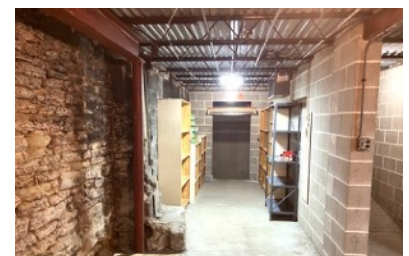
Stairwell to Basement



All Steel + Concrete



Basement North East Area



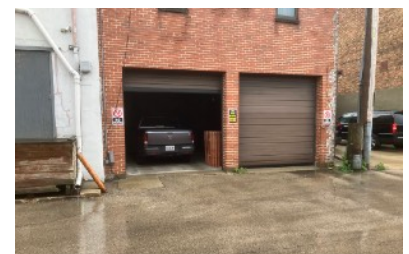
Basement South West Area



Basement View to Building Front



Basement View to Building Rear



Rear of Building