

**427 S Main Street**  
Clifton, Illinois 60927



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**\$125,000**

Opportunities like this don't come around often-so don't miss your chance to own a versatile commercial space in the heart of Clifton's business district! Offering approximately 1800 sq ft, this property is full of potential for entrepreneurs, investors, or anyone ready to bring a vision to life. The front area is fully finished and move-in ready, complete with a half bath-perfect for welcoming clients or customers from day one. The rear portion is thoughtfully divided into multiple spaces, ideal for private offices, treatment rooms, or creative work areas. Previously utilized as a hair salon with tanning rooms, the layout lends itself well to a variety of business uses. Recent updates include a resealed rubber roof (2025) and new water heater. The A/C system is under 10 years old and runs great, and the furnace-while older-is still performing strong. Even better? The current owners are experienced in construction and can help bring your ideas to life, making it easier than ever to customize the space to fit your needs. If you've been waiting for the right location in a thriving small-town setting-this could be it. Clifton offers charm, visibility, and opportunity all in one! Thank you for requesting a showing of this property. A representative will be in touch with you shortly to confirm the requested showing date and time. Please note that your appointment is until someone



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For full listing details, please scan:

