

MEDICAL/PROFESSIONAL OFFICE FOR SALE



COLDWELL BANKER
COMMERCIAL
DEVONSHIRE
REALTY



**3021 N. Oakland Ave
Decatur, IL 62526**

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MEDICAL/PROFESSIONAL OFFICE FOR SALE



PROPERTY OVERVIEW

Coldwell Banker Commercial Devonshire Realty (CBCDR) is pleased to present for sale this medical/professional office building located at 3021 N. Oakland Ave in Decatur, Illinois.

Constructed in 1960 and with addition put on in 1991, formally used as a medical/professional office, this 5,790 SF building sits on 1.54 acres site and offers 22 striped parking spaces.

The building is currently/naturally broken into two (2) sections. The North portion of the building is the professional office that has: large training/conference room, ten (10) offices, kitchenette, small conference/break room, two (2) unisex restrooms, and two (2) exam rooms. The South portion of the building is the medical side that features: large reception area for patient waiting, lab, seven (7) exam rooms with sinks, patient restroom, and one (1) office.

The building features a full basement (minus the addition) that houses the mechanicals and has an abundant amount of room for storage. The building has two (2) - 200 Amp 120V single phase panels and had \$220k window improvements recently completed.

The property is located just off the corner of W. Pershing Rd., & Oakland Ave in Decatur's North End. The immediate area boast a mix of residential, retail, and professional offices. Decatur is conveniently located 123 miles from St. Louis (northeast via I-55/IL-48) 177 miles from Chicago (south via I-57 or I-55), 155 miles from Indianapolis (west via I-72/I-74), 45 miles from Champaign (west via I-72), 46 miles from Bloomington (south via US 51) & 44 miles from Springfield (east via I-72).

PROPERTY INFORMATION

Address	3021 N. Oakland Ave Decatur, IL 62526
Sale Price	\$347,000.00
Building Space	5,790 SF
Land Size	1.54 Acre
Zoning	B-1, Neighborhood Shopping District
PIN	07-07-33-477-019
RE Taxes	Not currently Subject to RE Taxes (Current owner is a NFP)



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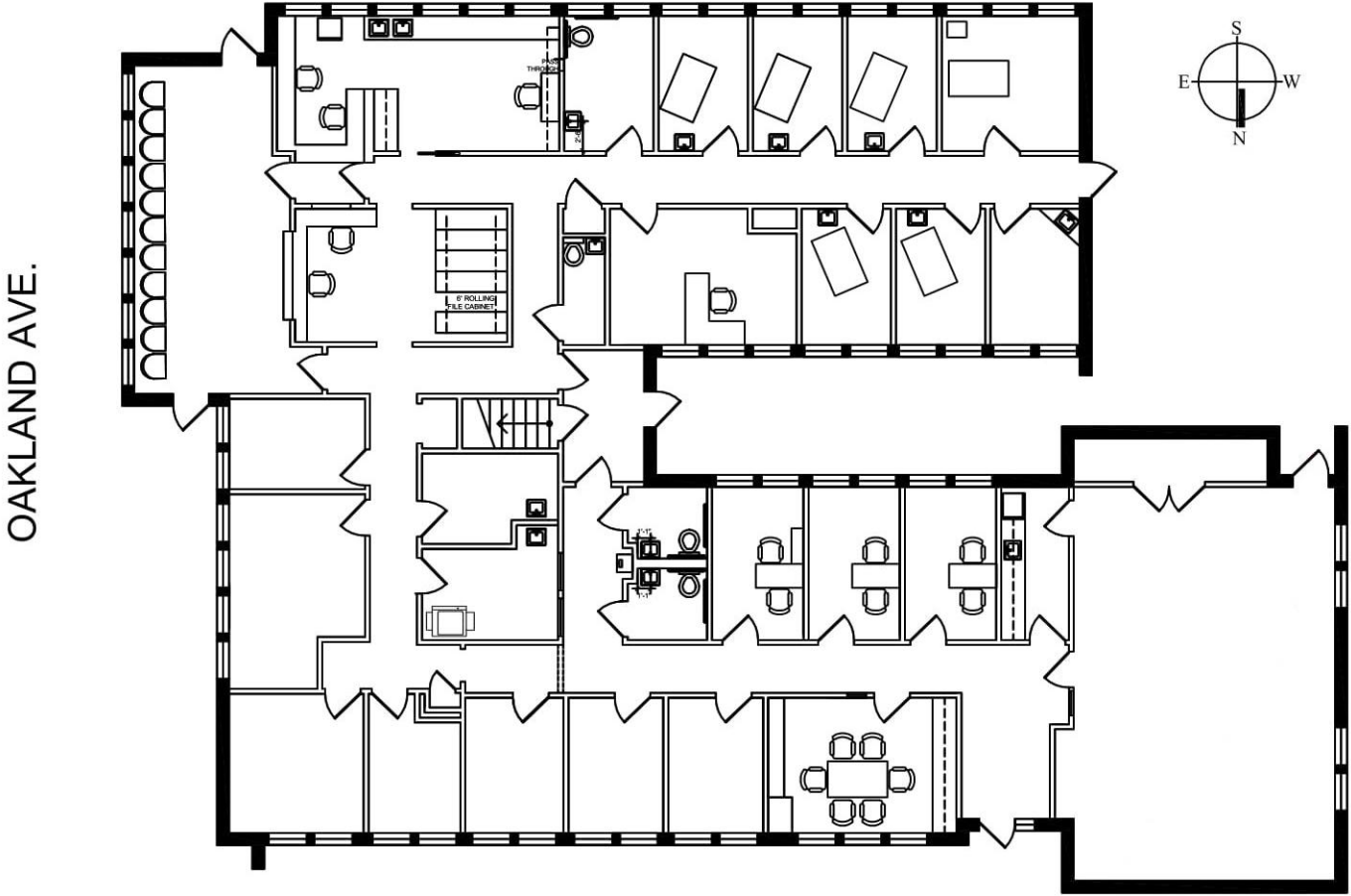
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FLOOR PLAN



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OFFERING HIGHLIGHTS

- \$200k+ in recent improvements
- Seven (7) Exam rooms with plumbing
- Medical/Professional Buildout
- Additional land for parking or development