

Medical Facility For Sale



**COLDWELL BANKER
COMMERCIAL**
DEVONSHIRE
REALTY



1200 IL-121
Mt. Zion, IL 62549



NICK RAGLE

O: 217.403.3425

E: nick.ragle@CBCDR.com



MARC BRASH

C: 773.513.9687

E: marc.brash@colliers.com

COLDWELL BANKER COMMERCIAL DEVONSHIRE REALTY | CHAMPAIGN, IL | 217.352.7712

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies.

Confidential Investment Summary



**COLDWELL BANKER
COMMERCIAL**
DEVONSHIRE
REALTY

This Confidential Investment Summary ("CIS") is provided by Coldwell Banker Commercial Devonshire Realty ("CBCDR"), solely for your consideration of the opportunity to acquire the commercial property described herein (the "Property"). This CIS may be used only as stated herein and shall not be used for any other purpose, or in any other manner, without prior written authorization and consent of CBCDR.

This CIS does not constitute or pertain to an offer of a security or an offer of any investment contract. This CIS contains descriptive materials, financial information and other data compiled by CBCDR for the convenience of parties who may be interested in the Property. Such information is not all inclusive and is not represented to include all information that may be material to an evaluation of the acquisition opportunity presented. CBCDR has not independently verified any of the information contained herein and makes no representations or warranties of any kind concerning the accuracy or completeness thereof. All summaries and discussions of documentation and/or financial information contained herein are qualified in their entirety by reference to the actual documents and/or financial statements, which upon request may be made available. An interested party must conduct its own independent investigation and verification of any information the party deems material to consideration of the opportunity, or otherwise appropriate, without reliance upon CBCDR.

The Property may be financed or withdrawn from the market without notice, and its owner(s) reserve(s) the right to negotiate with any number of interested parties at any time. The Property is offered and sold by its owner(s) as is, where is, and with all faults, without representation or warranty of any kind except for any customary warranties of title.

BY ACCEPTING THIS CIS, YOU AGREE THAT: (1) all information contained herein, and all other information you have received or may hereafter receive from CBCDR relating to the Property, whether oral, written or in any other form (collectively, the "Information"), is strictly confidential; (2) you will not copy or reproduce, and claim as your own without attribution to CBCDR, all or any part of this CIS or the Information; (3) upon request by CBCDR at any time, you will return and/or certify your complete destruction of all copies of this CIS and the Information; (4) for yourself and all your affiliates, officers, employees, representatives, agents and principals, you hereby release and agree to indemnify and hold harmless CBCDR all of its affiliates, officers, employees, representatives, agents and principals, from and with respect to any and all claims and liabilities arising from or related to the receipt or use of this CIS and/or any other Information concerning the Property; (5) you will not provide this CIS or any of the Information to any other party unless you first obtain such party's acceptance and approval of all terms, conditions, limitations and agreements set forth herein, as being applicable to such party as well as to you; and (6) monetary damages alone will not be an adequate remedy for a violation of these terms and that CBCDR shall be entitled to equitable relief, including, but not limited to, injunctive relief and specific performance, in connection with such a violation and shall not be required to post a bond when obtaining such relief.

Medical Facility For Sale



**COLDWELL BANKER
COMMERCIAL**
DEVONSHIRE
REALTY

Sale Price	\$1,125,000.00
Building Size	7,500 SF
Lot Size	4.00 AC
Zoning	VB-2 & VB-3 - Commercial Business
Tax Pin	12-17-03-104-024 12-17-03-104-025



Coldwell Banker Commercial Devonshire Realty is proud to introduce this premium healthcare facility with a freestanding design, boasting 7,500 square feet of space thoughtfully divided into 16 private treatment or exam rooms, 9 private offices, 3 nursing stations, a lab, reception area, and a spacious breakroom/bonus area on the second level. Presently, a portion of the property is leased out, utilizing 1,841 square feet of the building. Versatility is key with this property, offering the option for multiple tenancies with separate client entrances and receiving areas already in place, or the opportunity for a single owner/occupier to make the space their own. Situated across two parcels, this property not only provides ample parking but also includes an adjacent development ground, effectively expanding the total land area to 4 acres. This additional land offers tremendous potential for future expansion or development opportunities.

Area Description

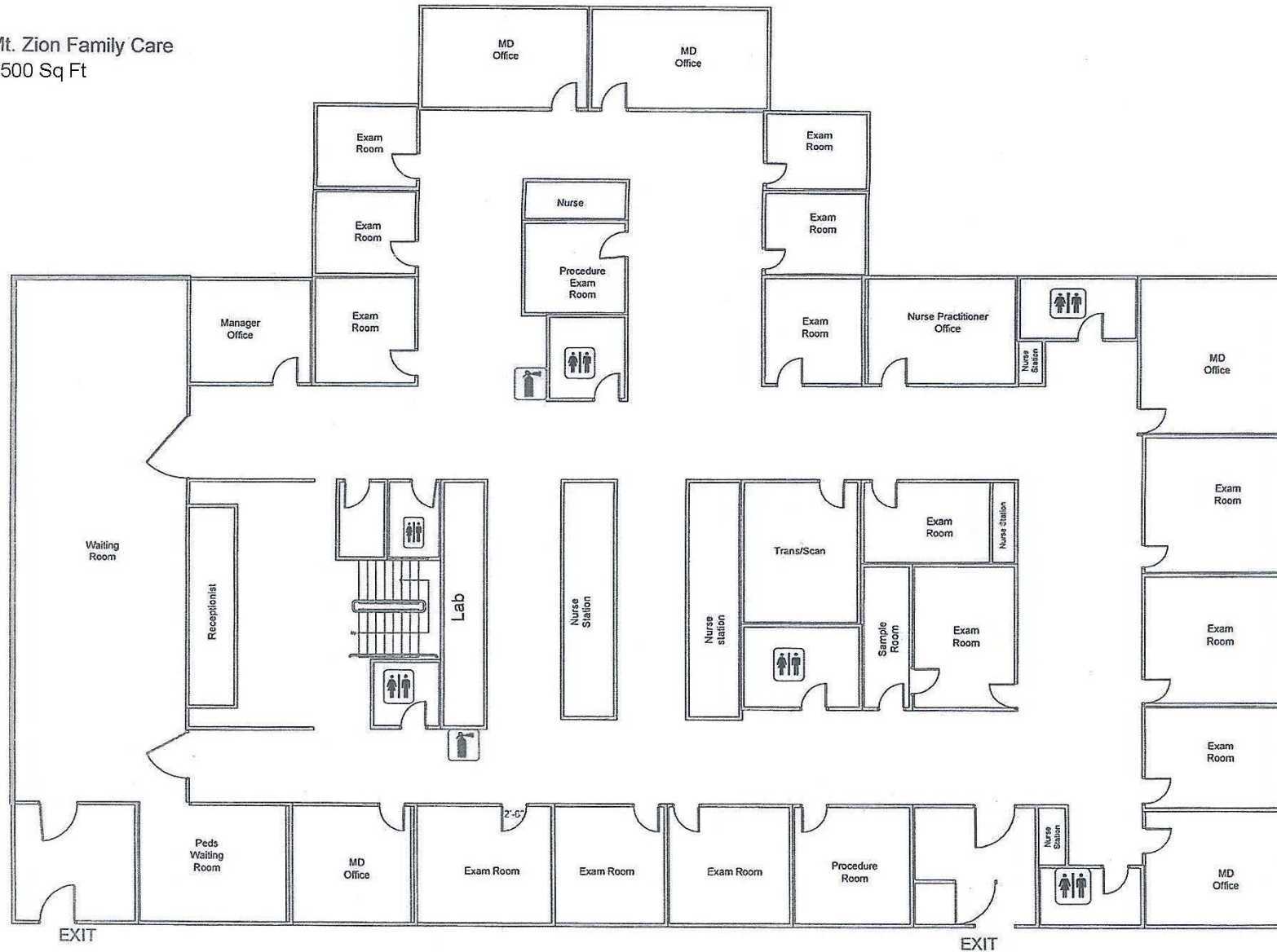
Located just 9 miles southeast of Decatur, IL, nestled along the main arterial roadway of Mount Zion, this property enjoys optimal accessibility and visibility. Strategically positioned within the heart of Mount Zion's commercial district, this property is surrounded by the heart of Mt Zion's residential neighborhoods, making it an integral part of the community fabric and ensuring its enduring relevance in serving the residents of Mount Zion for generations to come.

Floor Plan



**COLDWELL BANKER
COMMERCIAL**
DEVONSHIRE
REALTY

Mt. Zion Family Care
7500 Sq Ft



This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies.

COLDWELL BANKER COMMERCIAL DEVONSHIRE REALTY | CHAMPAIGN, IL | 217.352.7712

Site Plan



**COLDWELL BANKER
COMMERCIAL**
DEVONSHIRE
REALTY



This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies.

COLDWELL BANKER COMMERCIAL DEVONSHIRE REALTY | CHAMPAIGN, IL | 217.352.7712

Site Map



**COLDWELL BANKER
COMMERCIAL**
DEVONSHIRE
REALTY



This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies.

COLDWELL BANKER COMMERCIAL DEVONSHIRE REALTY | CHAMPAIGN, IL | 217.352.7712

Property Photos



**COLDWELL BANKER
COMMERCIAL**
DEVONSHIRE
REALTY



This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies.

COLDWELL BANKER COMMERCIAL DEVONSHIRE REALTY | CHAMPAIGN, IL | 217.352.7712

Contact Information



**COLDWELL BANKER
COMMERCIAL**
DEVONSHIRE
REALTY



NICK RAGLE

O: 217.403.3425

E: nick.ragle@CBCDR.com



MARC BRASH

C: 773.513.9687

E: marc.brash@colliers.com

