



**Listed For: \$550,000**  
**306 W. Eldorado St., Decatur, Illinois**

# Prime Office Building in Downtown Decatur, IL



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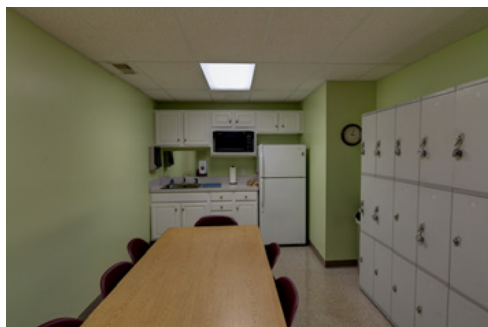
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**Zoned B2, this office building investment (10% CAP Rate) offers two floors of office space, ample parking, and is conveniently located in Downtown Decatur, Illinois, near shopping, restaurants and offers high visibility.**

- Appx. 11,718 Sq. Ft.  
5,859 Sq. Ft. on each floor
- Upper level has a large front lobby, several consulting/conference desks, cubicles, conference room, 4 offices, File/Storage room, kitchen, and 3 restrooms.
- Parking lot has enough room for at least 45 vehicles and was replaced in 2019.
- Water Heaters replaced in 2018 and 2019
- Roof replaced in 2008, resealed under all A/C units in 2009
- Upper & lower levels are both currently leased by two separate tenants, and under lengthy contracts.

10% CAP Rate



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