



309 E NEAL DRIVE

Rantoul, IL 61866

10,070 SF

OFFICE/RETAIL

SALE PRICE

\$500,000

LOT SIZE

66,272 SF

TAX PIN

20-09-11-101-004

LEASE PRICE

\$6.00 / SF / NNN

BUILDING SIZE

10,070 SF

ZONING

C2 – General Commercial

PROPERTY DESCRIPTION

The building is a single story concrete block building with EIFS, or stucco-type exterior with a rubber membrane roof. The building was constructed in 1953, and a 1,070 SF addition added on in 2008. The building was remodeled in 2005-2006 and has the following features: 100% ADA accessible, restrooms with showers, several offices, conference rooms, large open work areas, large lunch/kitchen area, production room with 9'x8' overhead door and 11' clear height for ceilings, building has full HVAC, and small server room. A new roof was placed in 2005 with an addition in 2008. Data/Internet – CAT5 + T1. The building does have an alarm system, but is not sprinkled. The building has 3-phase power and 400 amp service. The property would be ideal for a church or daycare. The parking lot to the north of the building is shared in-common with the neighboring church and all expenses are split 50/50.



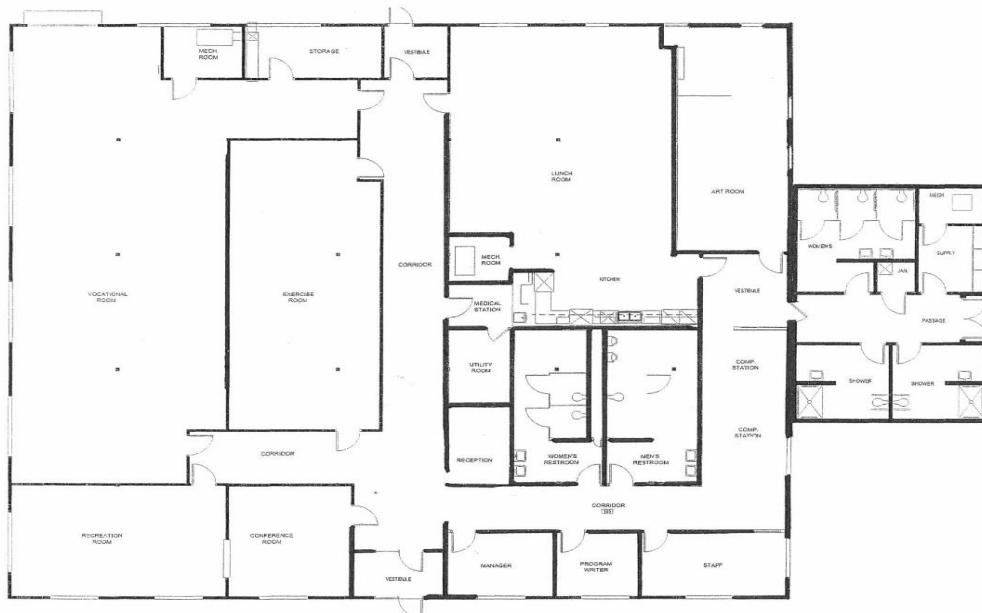
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FLOOR PLAN



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