

FOR SALE**\$149,500****1772 Georgetown Rd., Tilton, IL 61832**

Property Information

BUILDING SIZE

+- 2,000 SF Total

LOT SIZE

+- 0.74 AC

RE

\$2,724.48

ZONING

Commercial

AREA DESCRIPTION

Located close to the Illinois/Indiana border, and just south of Interstate 74, on Georgetown Rd. Tilton is 30 miles east of Champaign, Illinois, 90 miles west of Indianapolis, Indiana, and 130 miles south of Chicago. Surrounded by agricultural communities with a market area population of over 100,000. Neighboring businesses include: Vermilion Chevrolet, Big R, Burger King, Autozone, County Market, Monical's, Verizon, Family Dollar, and Dollar General.

PROPERTY DESCRIPTION

Presently managed NVA veterinary clinic, serving small community and surrounding rural areas for over 50 years in this high traffic location. Clinic consists of two (2) exam rooms, surgical suite, reception area, private office, and detached grooming salon.

-The tenant has a lease term through August of 2020, with one five year option remaining

Cap Rate: 10%

NOI: \$18,015

**Larry
Kuchefski**
217-918-0871
lk@cbcdr.com

**CBCDR.COM**

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**Coldwell Banker Commercial
Devonshire Realty**
201 W. Springfield Ave., 11th Fl.
Champaign, Illinois 61820
217-352-7712

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Aerial



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