

# Free Standing Retail/Office



**COLDWELL  
BANKER  
COMMERCIAL**

**DEVONSHIRE REALTY**

**104 N. Main Street  
St. Joseph, IL 61873**



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217-403-3425  
ajt@cbcdr.com**



**COLDWELL BANKER COMMERCIAL DEVONSHIRE REALTY | CHAMPAIGN, IL | 217.352.7712**





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## Property Description

Coldwell Banker Commercial Devonshire Realty (CBCDR) is proud to offer for sale this freestanding Retail/Office building located in St. Joseph IL. The building was completely remodeled in 2008 and consist of 2,554 SF on .46 Acres. The space features 3 private offices, 8 person conference room, lobby, reception/waiting room, built in counters (currently where the tellers sit), vault with approx. 500 safe deposit boxes, viewing room (or small office), kitchenette (fridge to stay), IT closet, mechanical room, and ADA men's & women's restrooms. The current owner is planning on leaving all desks, drive up equipment, and FOB system. The building mechanicals were updated with 2 Lennox furnaces during the remodel and the building has 225 AMP 240V 3-Phase power. The canopy (913 SF) will remain however the ATM will be removed. The sale will require a deed restriction against financial instructions & financial services for a period of 5 years surviving the sale\*. We are asking interested parties to submit their highest and best offers by December 2, 2021 at 5:00 PM CST to [AJT@CBCDR.COM](mailto:AJT@CBCDR.COM). Final selection will be made the following week and we ask for proof of funds when submitting the RFP.

St. Joseph IL is a bedroom community located off Interstate 74 in east central Champaign County and currently has around 4,000 residents and growing. The property is located just 1 block south of the intersection of Main St. & US 150 and is surrounded by restaurants, retail shops, and office users.

\*Seller may consider a shorter deed restriction period with increased purchase price.

## OVERVIEW

Address	104 N. Main Street St. Joseph, IL
Sale Price	Request for Proposal <b>Due 12/2/21 @ 5:00 PM</b>
Building Size	2,554 SF
Lot Size	0.46 Acres
Zoning	B3 – General Business
PIN:	28-22-14-131-001





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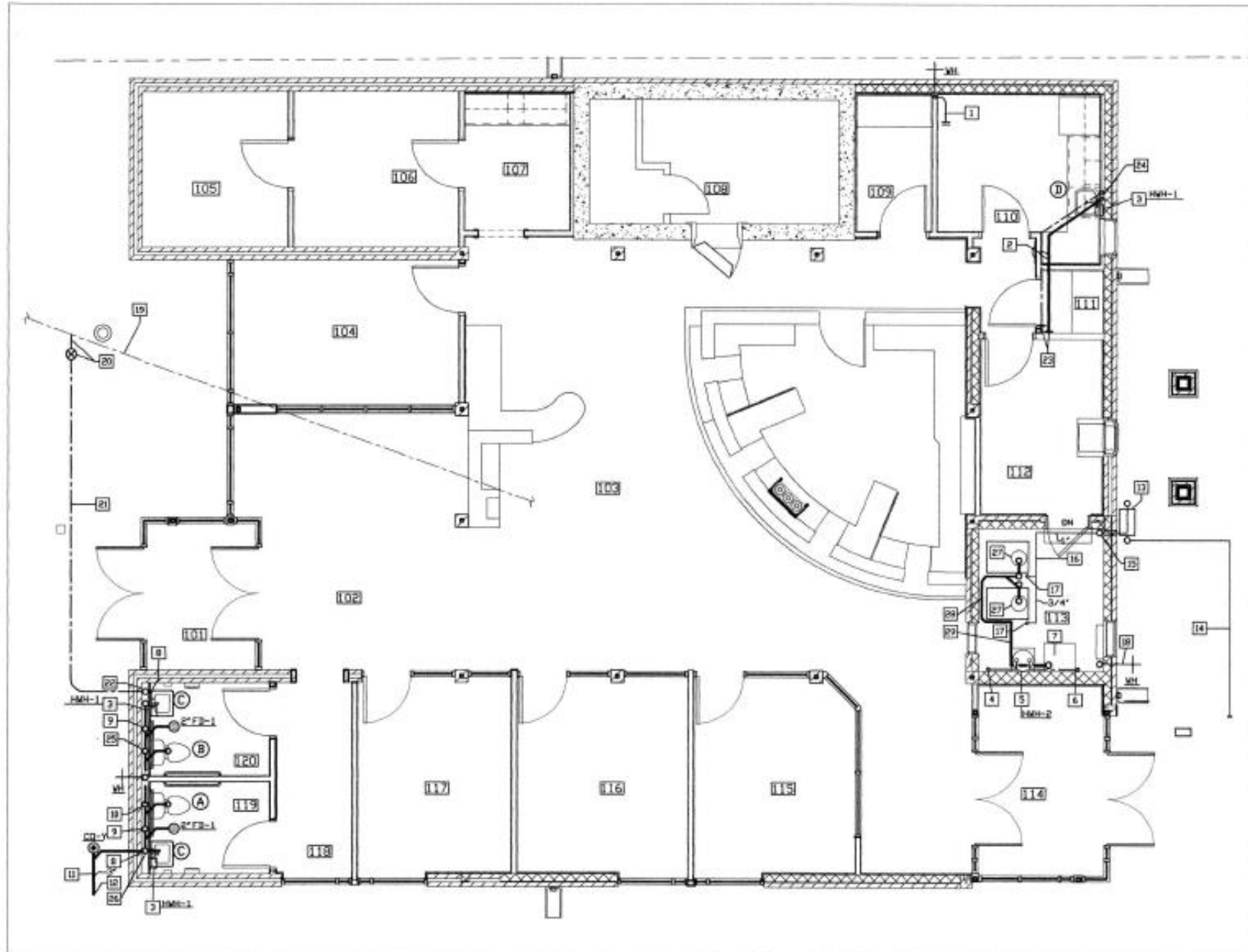


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## CONTACT INFORMATION



DEVONSHIRE REALTY

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