

Free Standing Office for Sale



**COLDWELL
BANKER
COMMERCIAL**

DEVONSHIRE REALTY

**200 West Main St.
Shelbyville, IL 62565**



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Property Description

Coldwell Banker Commercial Devonshire Realty (CBCDR) is proud to offer for sale this freestanding Office building located in Shelbyville IL. The building was originally constructed for First Trust Bank of Shelbyville in 1981 and consist of 10,200 SF on 1.28 Acres. This two story office building has 5,100 SF on each floor with the second floor serviced by an elevator off the foyer. The first floor consist of 6 private offices, conference room, lobby area/waiting room, teller area, open work area, kitchenette, 2 restrooms, vault, and a supply room/copy room. The second story has an executive board room (32' x 32'), unfinished file storage area, large open work area, vault, male/female restrooms, and an employee lounge with kitchenette. The building features 800 Amp 120v 3-phase power, 46 parking spots, and a FOB entry system. The sale will require a deed restriction against financial instructions & financial services for a period of 5 years surviving the sale*.

Shelbyville is located in Shelby County Illinois and is located on the south east end of Lake Shelbyville (an 11,100 Ac reservoir created by the US Army Corps of Engineers in 1963). Currently Shelbyville has around 4,700 resident and is the county seat. The property is located on Main St. (Rt. 16) in the middle of the main drag and is surrounded by restaurants, retail shops, and office users.

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

OVERVIEW

Address	200 West Main St. Shelbyville, IL 62565
Sale Price	\$675,000.00
Building Size	10,200 SF
Lot Size	1.28 Acres
Zoning	GB – General Business
PIN:	2013-07-19-410-005, -011, 2013-07-19-411-023



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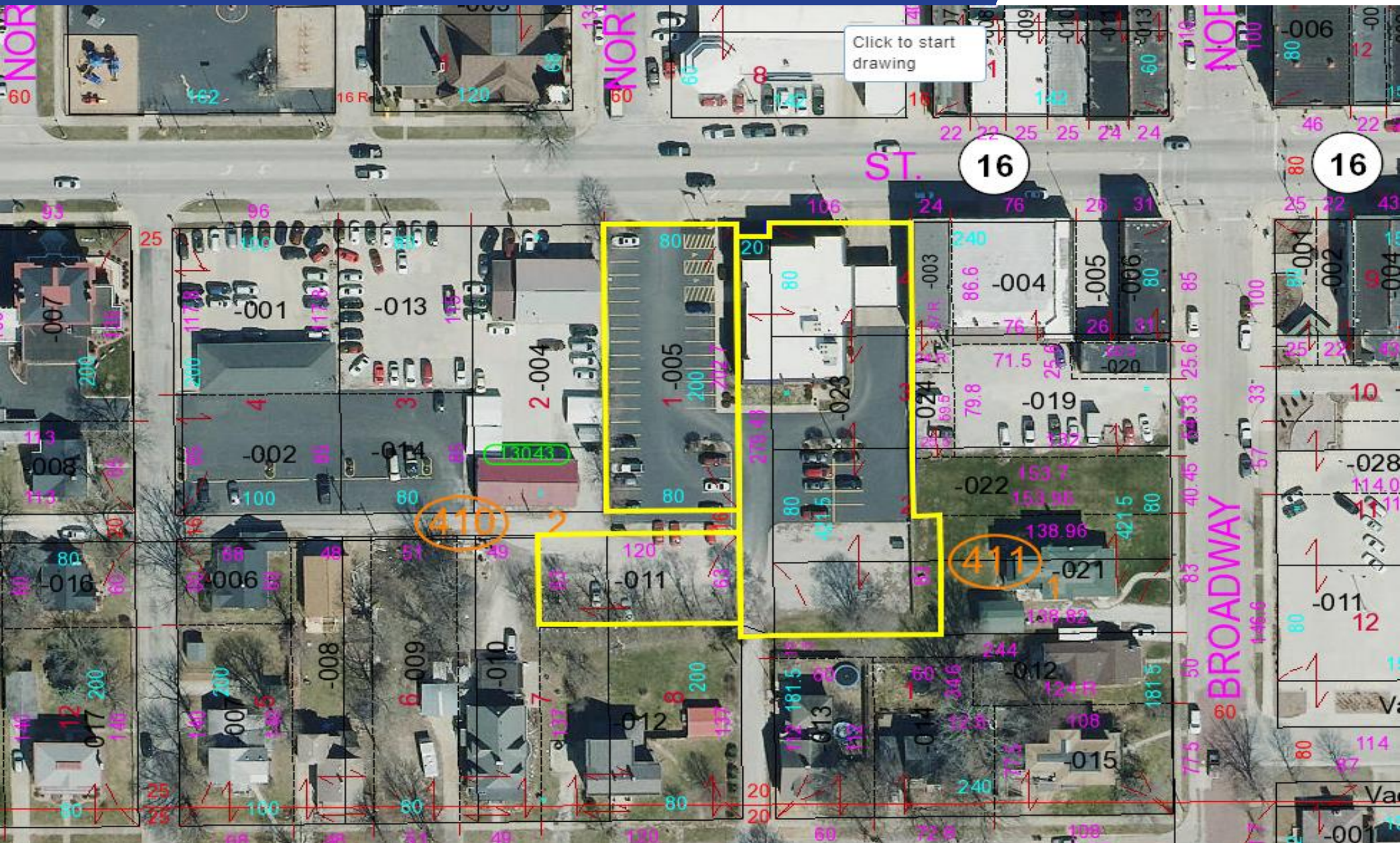


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CONTACT INFORMATION



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