

FREE STANDING OFFICE BUILDING



**COLDWELL BANKER
COMMERCIAL**
DEVONSHIRE
REALTY



402-416 N. Sangamon Ave.
Gibson City, IL 60936

AJ Thoma III, CCIM, SIOR
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This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies.

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Property Description

Coldwell Banker Commercial Devonshire Realty (CBCDR) is proud to offer for sale this freestanding Office building located in Gibson City, Illinois. The building was constructed in 1977 and consists of 17,007 SF on .0504 Acres spread over two lots. The first floor (approx. 5,669 SF) is currently built out as a bank, however features a fairly open layout consisting of 6 private offices, 1 conference room, teller area, lobby, restrooms, and vault. The second floor (approx. 5,669 SF) has primarily been used for storage for the past several years, however has high ceilings and large full plate glass windows. This space features approx. 11 offices around the perimeter, 2 executive offices (23' x 12'), conference room (27' x 16'), open work areas, kitchette, and restrooms. The mostly finished basement consists of Executive Board Room (32' x 32'), 2 offices, kitchette, restroom/lounge, sever room, mechanical rooms, and an additional vault. The entire building has a newer roof, fob access, Boiler/Chiller system, and 300 AMP 3-Phase power. The sale will require a deed restriction against financial instructions & financial services for a period of 5 years surviving the sale*.

Gibson City IL is located at the intersection of Routes 54, 47, and 9 in west Ford County. Gibson City currently has total population of around 3,400 residents. The property is located just north of the downtown area on the NE corner of North Sangamon & E. 11th St.

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

OVERVIEW

Address	402 – 416 N. Sangamon Gibson City, IL
Sale Price	\$499,000
Building Size	17,007 SF
Lot Size	0.504 Acres
Zoning	B1-, General Business & Limited Service District
PIN:	09-11-11-205-007, -014



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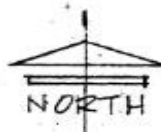
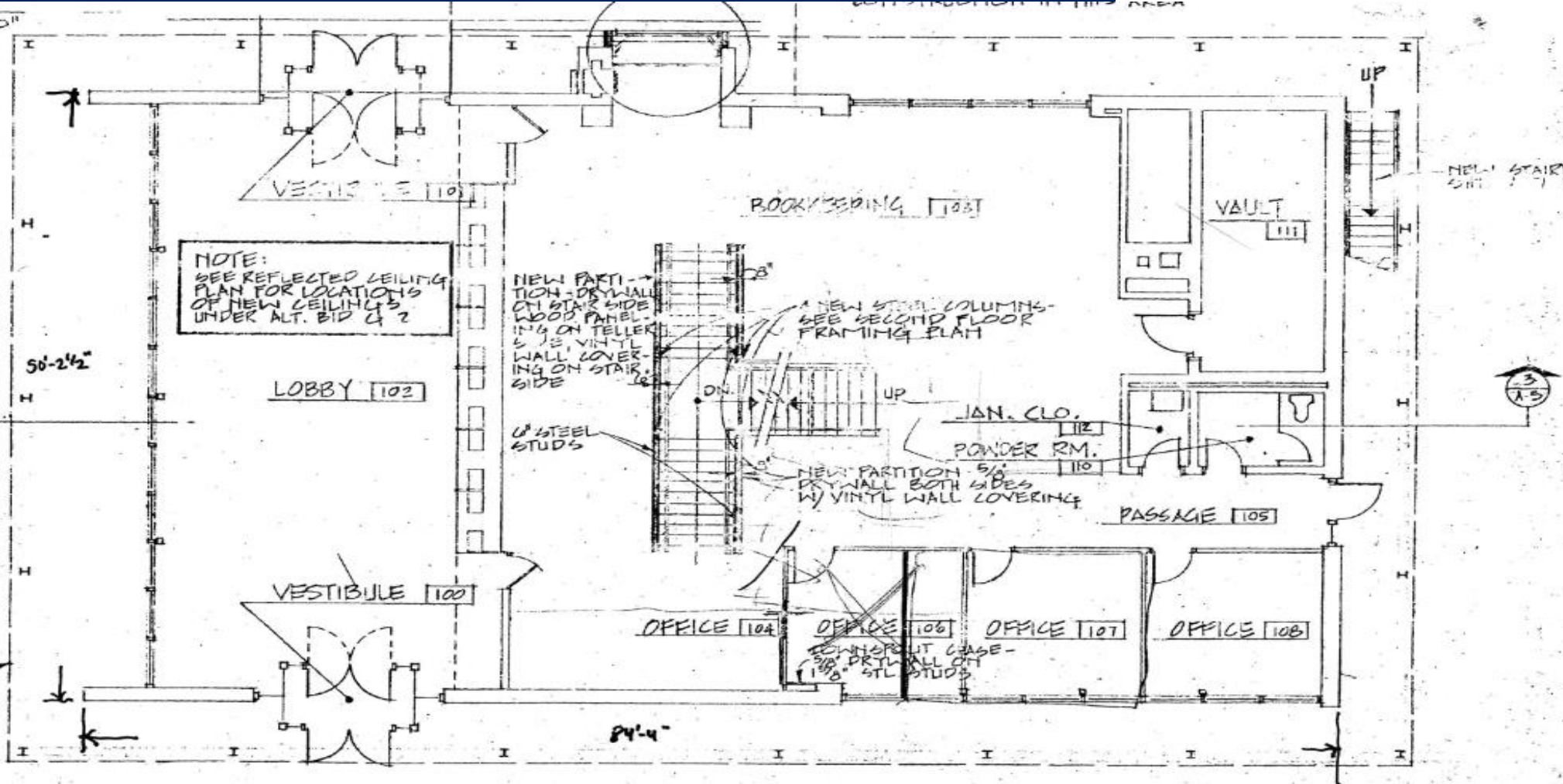
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GROUND FLOOR PLAN

1/8" = 1'-0"

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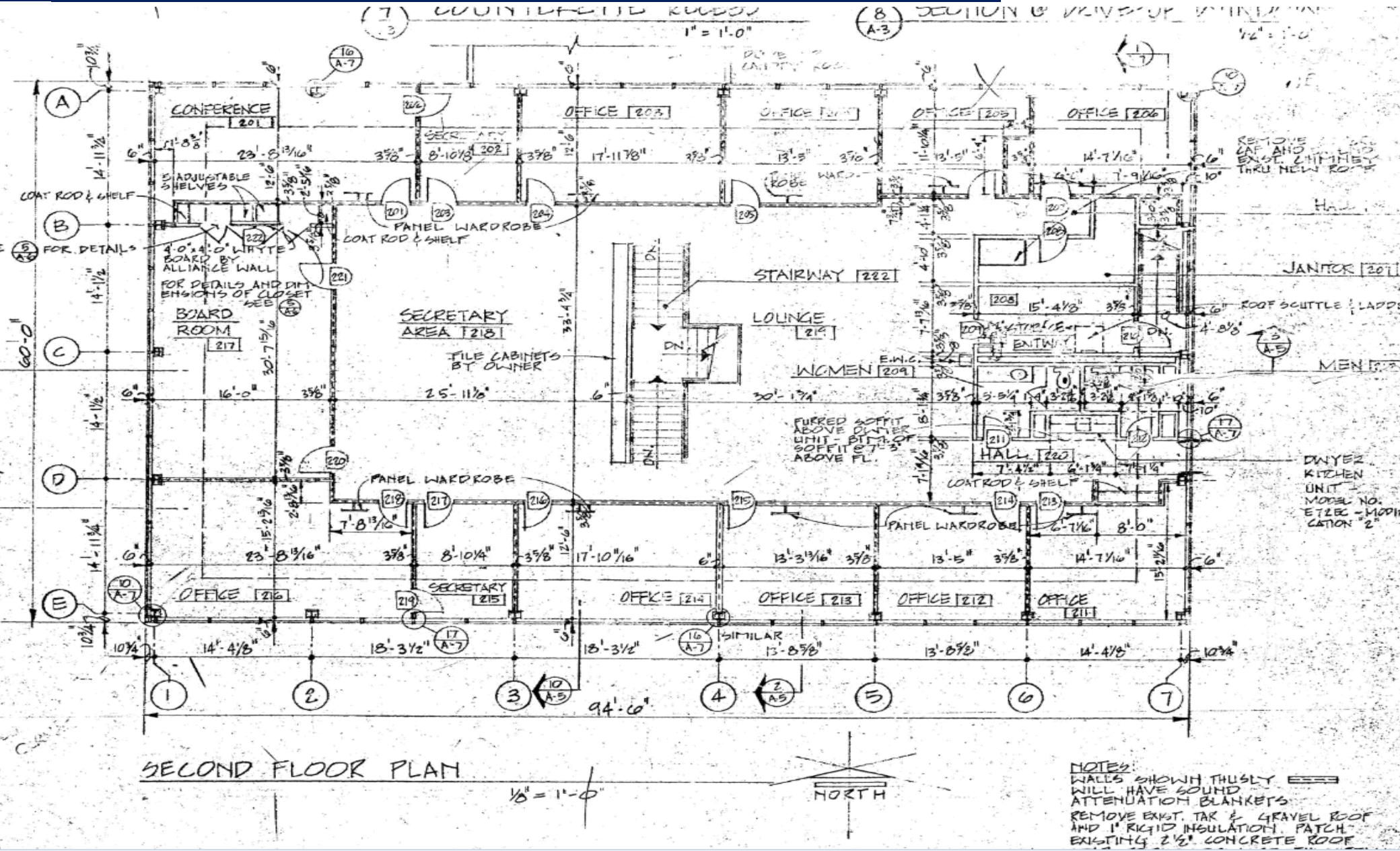
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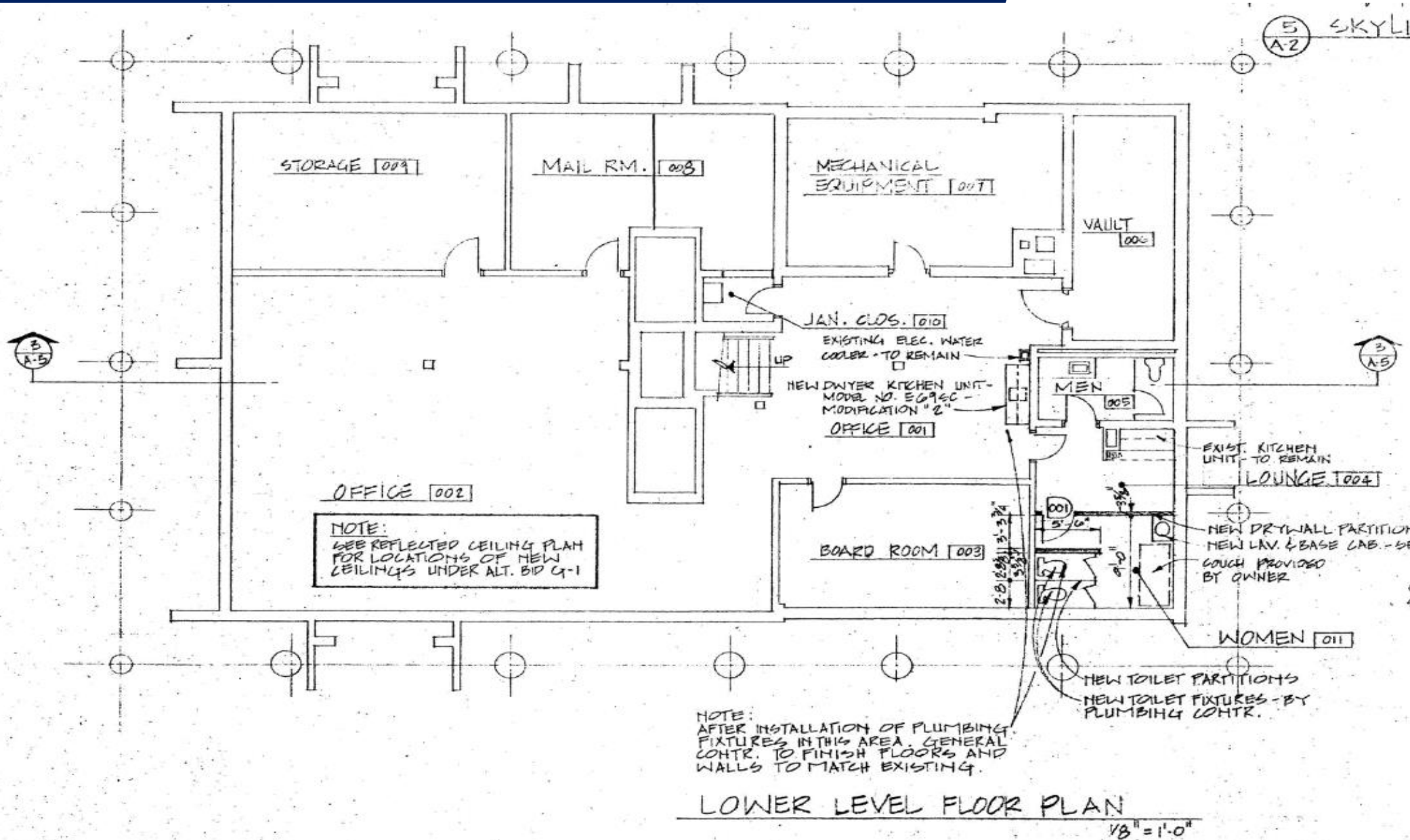
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