

LOT FOR SALE



COLDWELL BANKER
COMMERCIAL
DEVONSHIRE
REALTY



**1103 E. Eldorado St.
Decatur, IL 62521**

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PROPERTY OVERVIEW

Coldwell Banker Commercial Devonshire Realty (CBCDR) is proud to offer this Retail/Office lot for sale in Decatur IL. The site is comprised of two parcels totaling .56 Acres with 160' of frontage on E. Eldorado St. (US Route 36) with B2 – Commercial zoning allowing for a wide variety of Office/Retail uses. The site was formally home to Ace Fashion & Beauty, however was recently demolished. The site features traffic counts of 20,300 VPD and is located just east of Downtown Decatur. All utilities are to site.

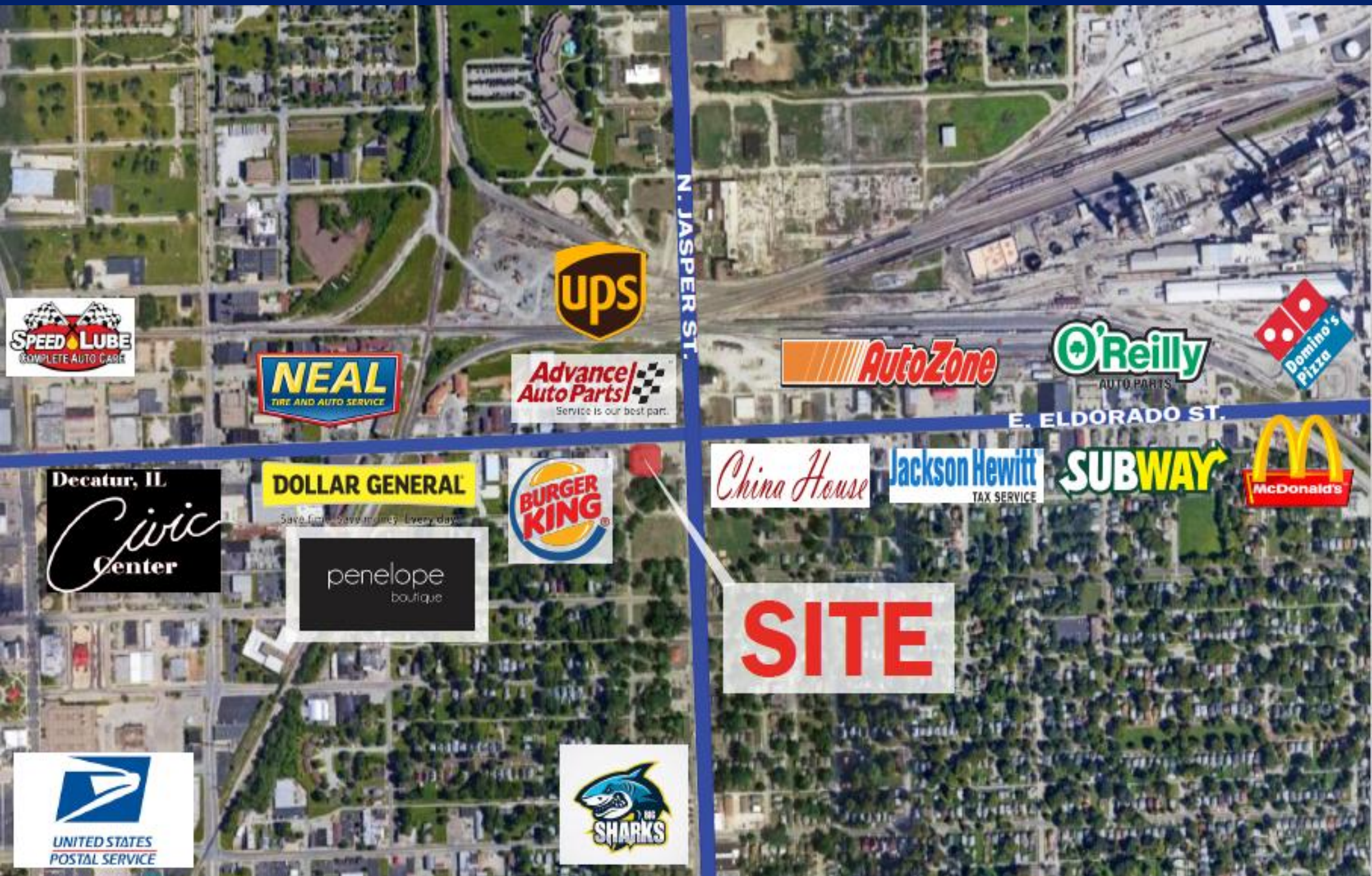
The property is located just west of the corner of E. Eldorado St. & N. Jasper in the heart of Decatur. The property is surrounded by several national, regional, and local businesses. Decatur IL is centrally located lying 40 miles east of Springfield (IL), 45 miles south of Bloomington-Normal, 50 miles southwest of Champaign-Urbana, 135 miles northeast of St. Louis (MO), 150 miles west of Indianapolis (IN), and 180 miles southwest of Chicago.

PROPERTY INFORMATION

Address	1103 E. Eldorado St. Decatur, IL 62521
Sale Price	\$195,000
Lot Size	.56 Acre 160' x 152'
Zoning	B2- Commercial
PIN	04-12-14-209-001, -002



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INVESTMENT HIGHLIGHTS

- All Utilities to Site
- Located on a major Throughfare
- Near Downtown Decatur
- Good Traffic Counts