



**COLDWELL BANKER
COMMERCIAL**
DEVONSHIRE
REALTY

OFFICE CONDO

\$295,000

FOR SALE



1401 Regency Dr. E Ste D

Savoy, IL 61874

2,544 SF

OFFICE

SALE PRICE

\$295,000

BUILDING SIZE

2,544 SF

TAX PIN

03-20-25-351-015

ZONING

C-1 (General
Commercial)

YEAR BUILT

1990

RE TAX

\$6,141.78

PROPERTY DESCRIPTION

The subject property is a 2,544 SF office condo suite located on the second floor of the building. The subject property was constructed in 1990 and the second floor is ADA accessible by a wheelchair lift located on the southwest side of the building. The office condo has Class A office finishes with an inviting reception area, copy/file storage room, six large individual offices, conference room, full kitchen/breakroom, two restrooms, and a coffee bar area. The property has ample parking all around the building. The condo fees are \$301.20/month and cover building maintenance, insurance on the structure, utilities in common hallways, landscaping, water, garbage, sanitary, snow removal and lawn care.

AREA DESCRIPTION

The subject property is located off of Regency Drive East in Savoy, IL with a mixture of residential and commercial buildings. Business's in the area include The Montessori School of Champaign-Urbana, Morgan Memorial, The Windsor of Savoy and Savoy Plaza just blocks away. The subject property has easy access to Interstate 57 via Curtis Road.



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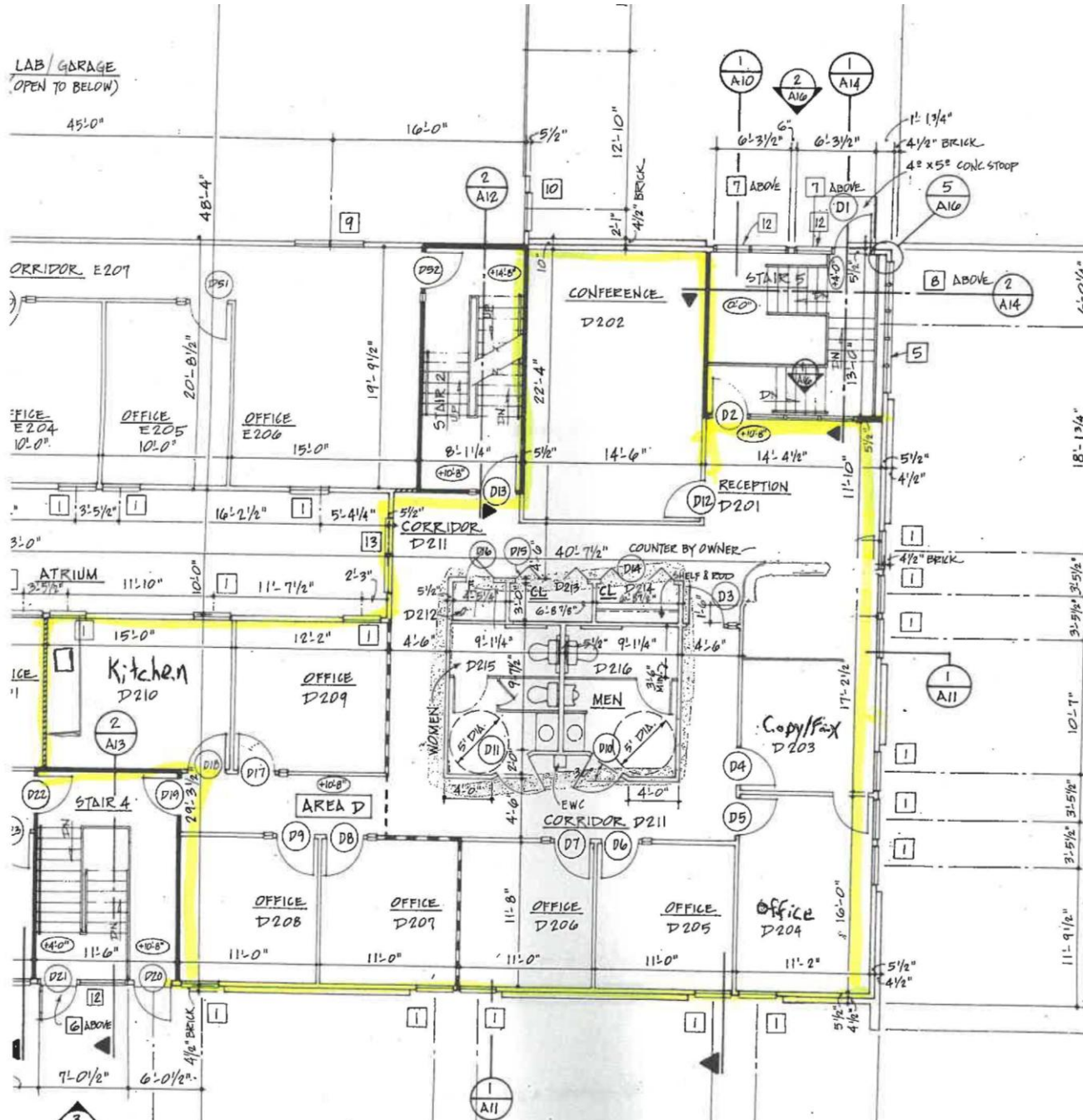
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FLOOR PLAN



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