

2891 N WATER ST.- DECATUR



COLDWELL BANKER
COMMERCIAL
DEVONSHIRE
REALTY



**2891 N. Water St., Suite A & B
Decatur, IL 62526**

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PROPERTY OVERVIEW

Coldwell Banker Commercial Devonshire Realty (CBCDR) is proud to offer for Lease this freestanding 2-Tenant retail building located in Decatur IL.

The building was originally constructed in 1970 for the Viking Lounge and was last occupied by BloNoSmoke Shop (Suite A) & Well Being Therapeutic Massage (Suite B). The property features B2 – Commercial zoning which allows for a wide variety of commercial businesses.

Suite A is currently configured as mainly open retail area with an office, restroom, and back storage/break room. There is a full basement accessible via stairs that could be used for additional inventory storage *(not included in the square foot calculation)*.

Suite B is currently configured as a massage suite featuring three (3) private offices/rooms, restroom, utility room, and the ability to have two different waiting rooms.

The property is located just south of the prime retail shopping district of Main/Water/Bus Us 51 & Pershing Ave. Main/Bus US 51 South is a one way street through Decatur, heading south from Bloomington IL to south-central IL. The area features traffic counts of over 42,000 cars per day and many national, regional, and local tenants. Decatur is conveniently located 123 miles from St. Louis (northeast via I-55/IL-48) 177 miles from Chicago (south via I-57 or I-55), 155 miles from Indianapolis (west via I-72/I-74), 45 miles from Champaign (west via I-72), 46 miles from Bloomington (south via US 51) & 44 miles from Springfield (east via I-72).

PROPERTY INFORMATION

Address	2891 N Water St. Suite A & B Decatur, IL 62526
Lease Price	Suite A: \$15.50/SF Mod Gross (\$2,105/Mo) Suite B: \$15.50/SF Mod Gross (\$1,511/Mo)
Space Available	Suite A: 1,630 SF Suite B: 1,170 SF
Building Total	2,818
Zoning	B2 – Commercial
Year Built	1970
Parking	Plenty



The floor plan shows two adjacent suites. Suite B, on the left, is 1170 sq. ft. and contains a mop sink, a toilet, and several doors. Suite A, on the right, is 1630 sq. ft. and features a large open area, a staircase, and a bathroom with a toilet and sink. The plan is detailed with numerous dimensions for walls, doors, and furniture. A scale bar at the bottom indicates a scale of 1/48 : 1, with markings for 0 ft., 6 ft., 10 ft., and 20 ft.

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INTERIOR PHOTO- SUITE A



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INTERIOR PHOTO- SUITE B



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AERIAL & OTHER PROPERTIES AVAILABLE



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OFFERING HIGHLIGHTS

- Central Location
- High Traffic Counts
- Freestanding building
- Showroom/Warehouse Space