

RELIGIOUS PROPERTY FOR SALE

29,013± TOTAL SF | 1.34± ACRES

FOUNDRY
COMMERCIAL



2201 E PRAIRIE STREET | DECATUR, IL 62521

ASKING PRICE: \$395,000

PROPERTY DESCRIPTION

The building totals 29,013± SF and contains the following sections:

- The sanctuary portion of the building totals 4,510± SF and features a finished basement. The sanctuary also features a 594± SF balcony.
- The education wing totals 17,600± SF and features a partially finished basement with choir rehearsal room totaling 984± SF.
- A 4,400± SF garage in the basement is not factored into the total building SF.
- There is an elevator wing totaling 815± SF.

*Foundry Commercial and MTZ Realty Services solely represent the seller in any transaction.

PARCEL ID	04-12-13-254-027 04-12-13-254-026
COUNTY	Macon
CURRENT USE	Religious
ZONING	B1-Neighborhood Shopping, R3-Single Family Residence
TOTAL SF	29,013± SF
ACREAGE	1.34± AC
PARKING	60± paved spots

FOR MORE INFORMATION, PLEASE CONTACT:

MATT MESSIER, CCIM, SIOR
Designated Managing Broker
407.540.7718
matt.messier@foundrycommercial.com

FOUNDRY
COMMERCIAL

MISSION
PROPERTY
GROUP

IN COOPERATION WITH:

MARY MCCUMBER
Realtor
217.620.7342
mary.mtzrealty@gmail.com



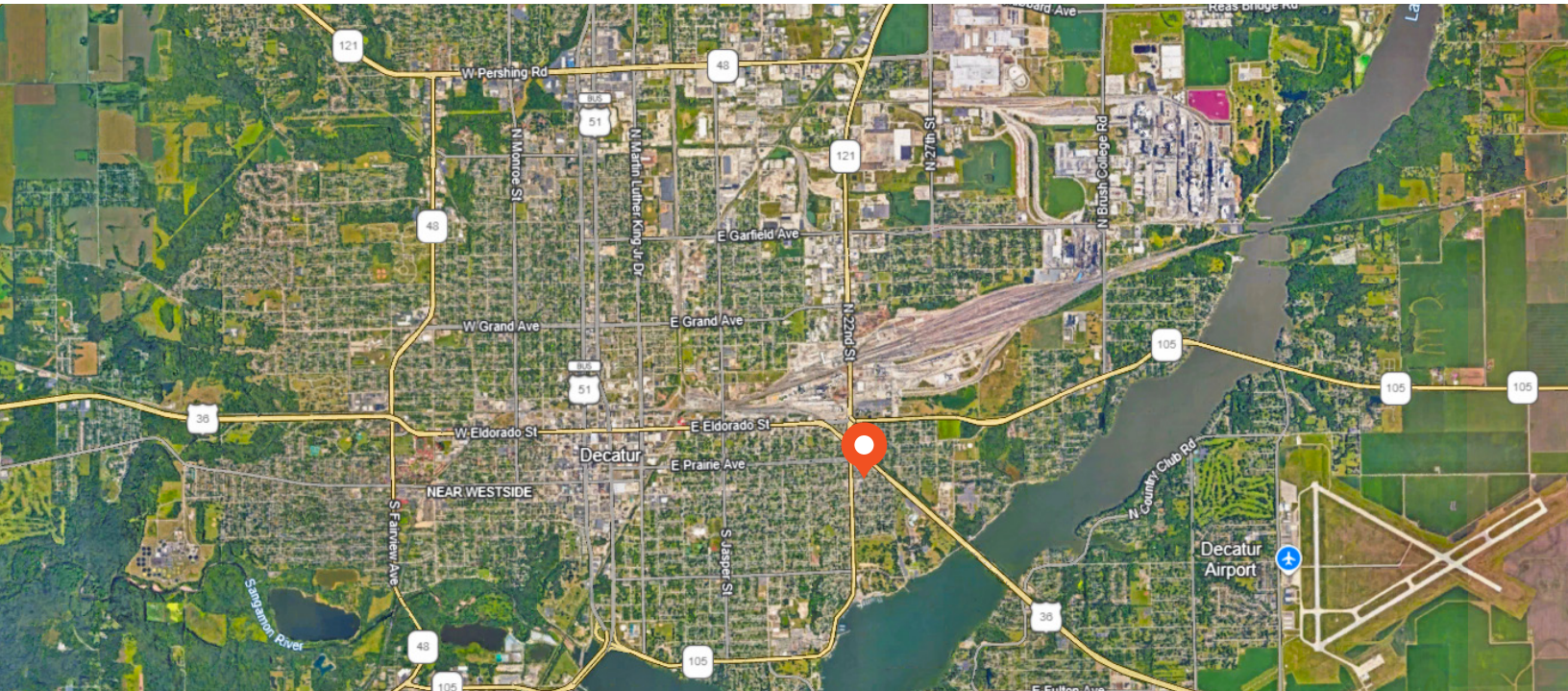
Although all information furnished regarding for sale, rental or financing is from sources we deem reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof, and it is submitted subject to errors, omissions, changes of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. All sizes are approximate and subject to survey.

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AERIAL & PROPERTY OUTLINE



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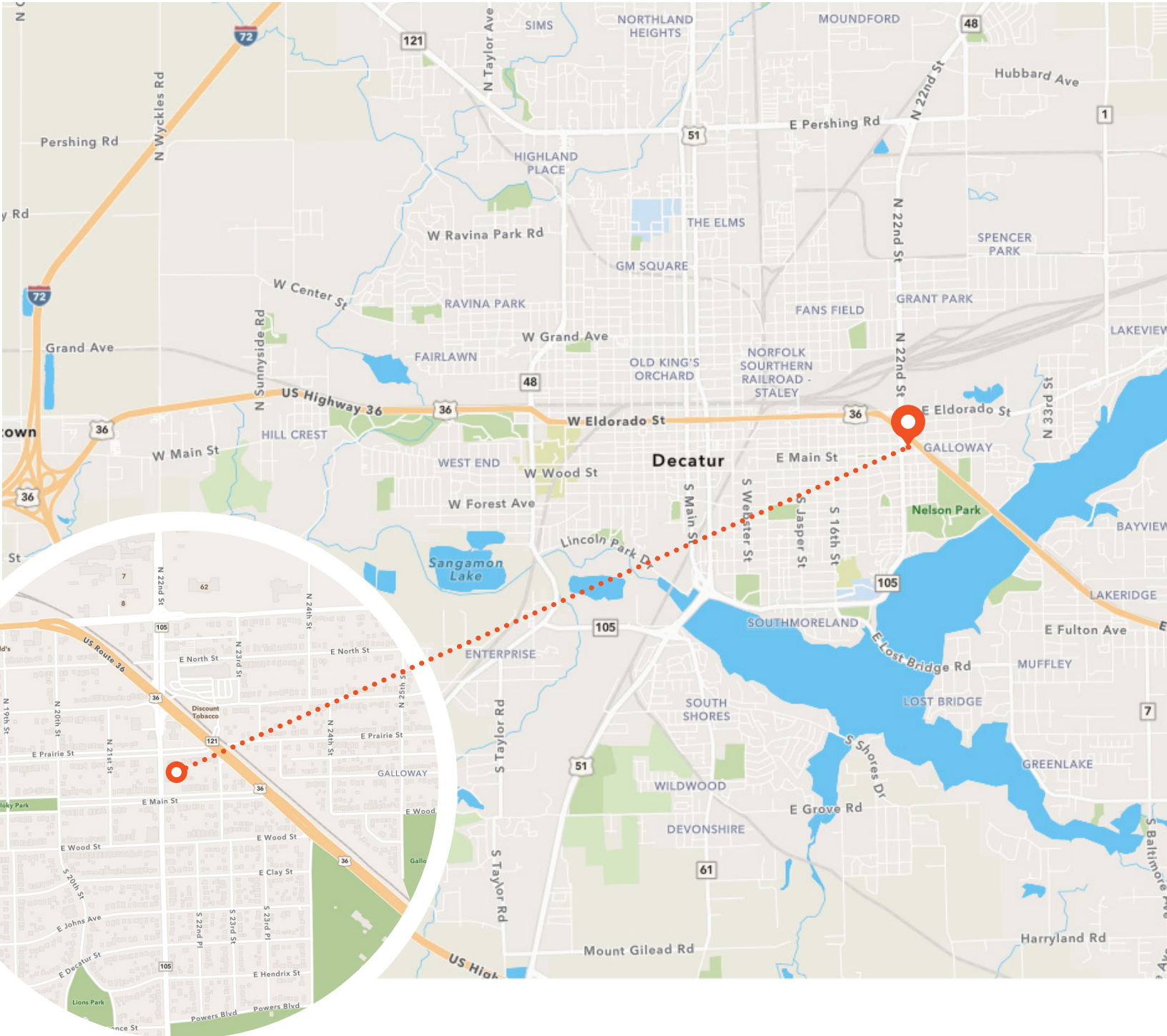
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PROPERTY PHOTOS



VIEW FROM PRAIRIE AVENUE



SANCTUARY FROM BALCONY



FELLOWSHIP HALL



KITCHEN



CLASSROOM



CLASSROOM

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PROPERTY PHOTOS



CLASSROOM



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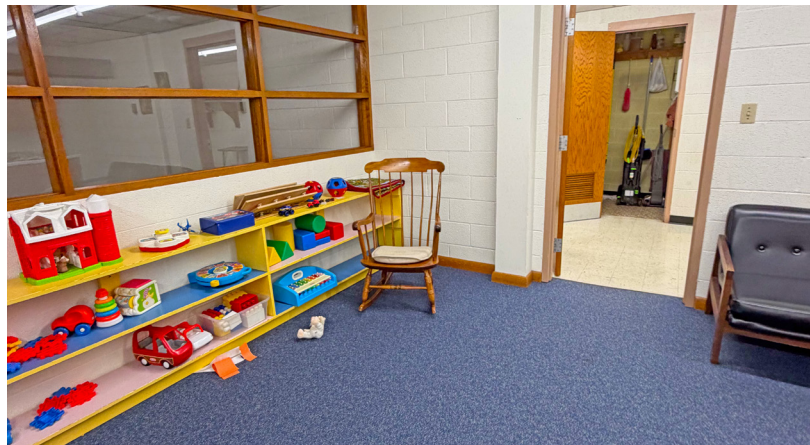
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PARLOR



OFFICE



NURSERY

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PROPERTY PHOTOS



CHAPEL



STAIRWELL



GARAGE



VIEW FROM 22ND STREET



REAR OF BUILDING



PARKING LOT

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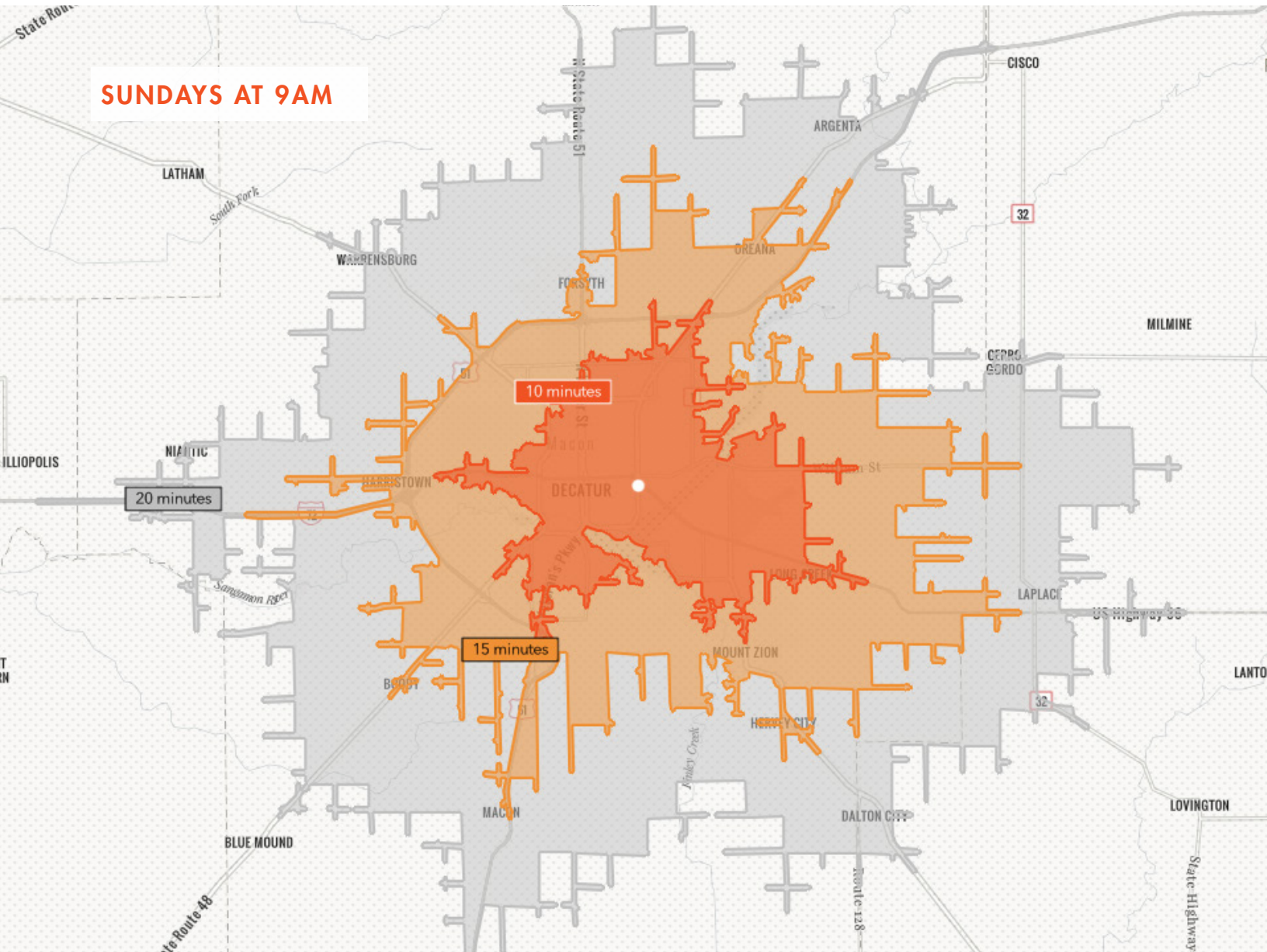


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APPROXIMATE TRAVEL TIMES AND TRAFFIC COUNT



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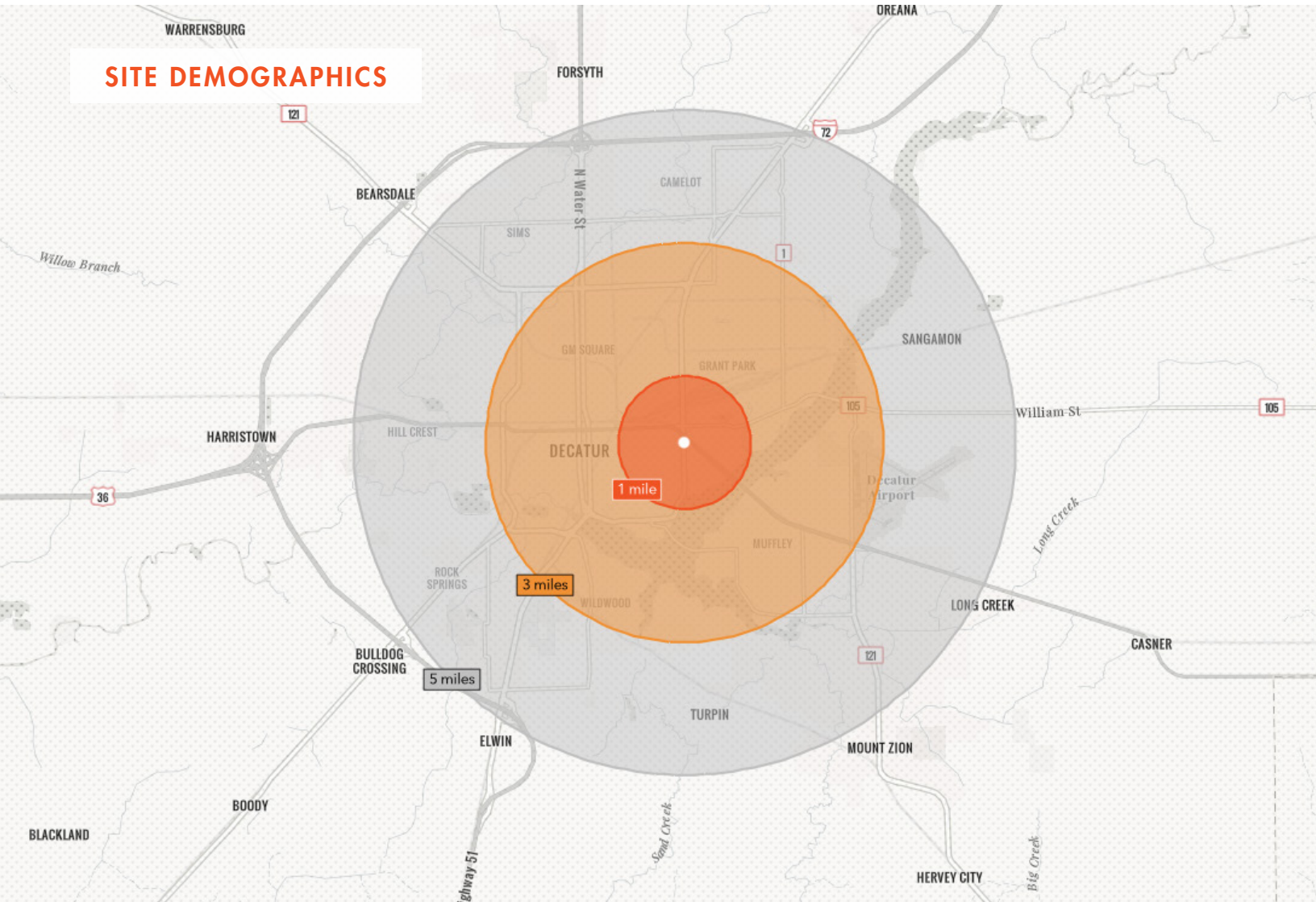


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1 MILE RADIUS



7,055
ESTIMATED POPULATION 2025



35.7
MEDIAN AGE



\$73,802
MEDIAN HOME VALUE 2025



\$63,552
AVERAGE HOUSEHOLD INCOME

3 MILE RADIUS



45,741
ESTIMATED POPULATION 2025



38.0
MEDIAN AGE



\$94,105
MEDIAN HOME VALUE 2025



\$72,798
AVERAGE HOUSEHOLD INCOME

5 MILE RADIUS



78,338
ESTIMATED POPULATION 2025



39.9
MEDIAN AGE



\$114,491
MEDIAN HOME VALUE 2025



\$81,898
AVERAGE HOUSEHOLD INCOME

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