



Unbranded Virtual Tour

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MLS #: CA1034966 **Status:** Active **Cat:** Commercial **Price:** \$275,000
County: Henry **Type:** Office, Other
Addr: 220 SW 5TH Street **Unit #:**
City: Woodhull IL **Zip Code:** 61490
Legal: E144.97 LOT 2 DORNINK SUB OF NE SEC 25 T14N R1E LANDS INCORP **Virtually Stage Y/N:**

Total Bldg SqFt: 2,001 **For Sale:** Yes **For Lease:** No
Office SqFt: **Warehse SqFt:** **Lease Type:**
Avail SqFt: 2,001 **CAM \$/SqFt:** **Lease Renewal:**
Stories: **# of Bldgs:** **Lease \$/SqFt:**
Parking Spcs: 12 **# of Units:** **Lease \$/SqFt Ann**
Handicap Mod: Yes **Udgrd Strg Tank:** **Subsq Sale to Tenant:**
Year Built: 1996 **100-Yr Flood Plain:** **Agent Owned:** No
Apx Lot SqFt: **Zoning:** Commercial **Agent Related to Seller:** No
Apx Acres: 0.83 **NDA:** **Agent is Desig. Mnging Broker:** Yes

Directions: From I-74 West, take exit 32 onto IL-17 toward Woodhull. Turn right onto IL-17 E, turn right onto SW 5th St. Property is on the right.

2023 Taxes: \$4,810.45

Parcel ID(s): 21-25-201-008

Security System:

Corn Suitability Rating/PI:

Tax Incentive:

Sprinkler:

Total Passthu Cost:

Exemptions: None

Dock Doors:

Projected Exp (IV):

Seats:

Rail Doors:

Projected Inc (IV):

Agent Remarks Contents of building can stay except personal items. Water bill averages \$71.50/month, does not include trash. Seller has fiber through Woodhull Telephone for both phone & internet. This bill averages \$160/month. Water heater 2019. Furnace 2007. Square footage & year built provided by Henry County. Per Village of Woodhull, the only restrictions on type of business allowed are adult video store & dispensary.

Public Remarks Imagine the potential that awaits within this versatile commercial property! Most recently used as a chiropractic clinic, this building offers a welcoming vestibule leading into a sizable waiting room, a spacious reception area, six exam rooms with many having sinks & built-in cabinetry and offering the flexibility to be used as offices, two accessible bathrooms, a convenient employee break room, and a furnace closet with mop sink. Outdoors, there are 12 designated parking spots with one being handicapped accessible, parking lot lights, and a newer 10' by 12' utility shed. Additionally, the security system currently in place will stay with the property. Situated just off IL-74, alongside thriving businesses, and offering just over 2,000 square feet of endless possibilities, don't wait on this one! See attached document for room measurements.

FEATURES

LOCATION Industrial Area, Other Location

FRONTAGE/ACCESS City Street

SEWER SOURCE Public Sewer

OWNERSHIP Individual

TAX INCENTIVE In City Limit

POSSIBLE FINANCING Cash, Conventional

SHOWING INSTRUCTIONS Appointment Only, Sign on Property, 24 Hour Notice, ShowingTime

WATER SUPPLY Municipal/City

Industrial / Office/ Retail / Multi-Family / Restaurant / Investment

SALE/LEASE INCLUDES Building, Inventory

HEATING Forced Air

COOLING Central Air

WALL CONSTRUCTION Frame

FLOORING Tile/Vinyl, Carpeted

ROOF CONSTRUCTION Comp Shingle

EXTERIOR FINISH Brick, Vinyl

OWNER PAYS All

INSULATION Side Walls, Unknown

BUILDING DESCRIPTION 1 Story

AMENITIES Fiber Optics

PROPERTY USE Other Property Use, Medical Office, Office Building

Land and Farm

Land with a House

Owner: Heather T. Lundeen

LO: Platinum Key Real Estate, LLC - Office: 309-343-1186

LA: Sara E Varner - Home: 309-335-3573

LA Email: svarner@platinumkeyre.com

CLA:

OLA:

List Team

Appointment Desk Phone:

Also Ref MLS#:

Off License # 481013310

Agt License # 471020643

Cell:

Cell:

Cell:

List Ty...

LD: 3/11/2025

XD: 9/10/2025

Exclusive Right to Sell

OLP: \$275,000

Sold Price:

Closing Date:

Concessions \$

Buyers Name:

Selling Agent:

Selling Office:

Co-Sell Agent:

Sold Conc Info

Lender/Mortgage Co

Co-Sell Offi...

How S...

DOM: 1

CDOM: 1

Selling Team:

List Date: 3/11/2025

Active Date (if applicable):