

Medical Facility For Sale/Lease



**COLDWELL BANKER
COMMERCIAL**
DEVONSHIRE
REALTY



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Mt. Zion, IL 62549



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Confidential Investment Summary



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Sale Price	\$1,125,000.00
Lease Price	\$16.00/ SF/ Mod. Gross
Building Size	7,500 SF
Lot Size	4.00 AC
Zoning	VB-2 & VB-3 - Commercial Business
Tax Pin	12-17-03-104-024 12-17-03-104-025



Property Description

Coldwell Banker Commercial Devonshire Realty is proud to introduce this premium healthcare facility with a free-standing design, boasting 7,500 square feet of space thoughtfully divided into 16 private treatment or exam rooms, 9 private offices, 3 nursing stations, a lab, reception area, and a spacious breakroom/bonus area on the second level. Ownership will entertain offers for sale or lease. Versatility is key with this property, offering the option for multiple tenancies with separate client entrances and receiving areas already in place, or the opportunity for a single owner/occupier or tenant to make the space all their own. Situated across two parcels, this property not only provides ample parking but also includes an adjacent development ground, effectively expanding the total land area to 4 acres. For buyers, this additional land offers tremendous potential for future expansion or development opportunities.

Area Description

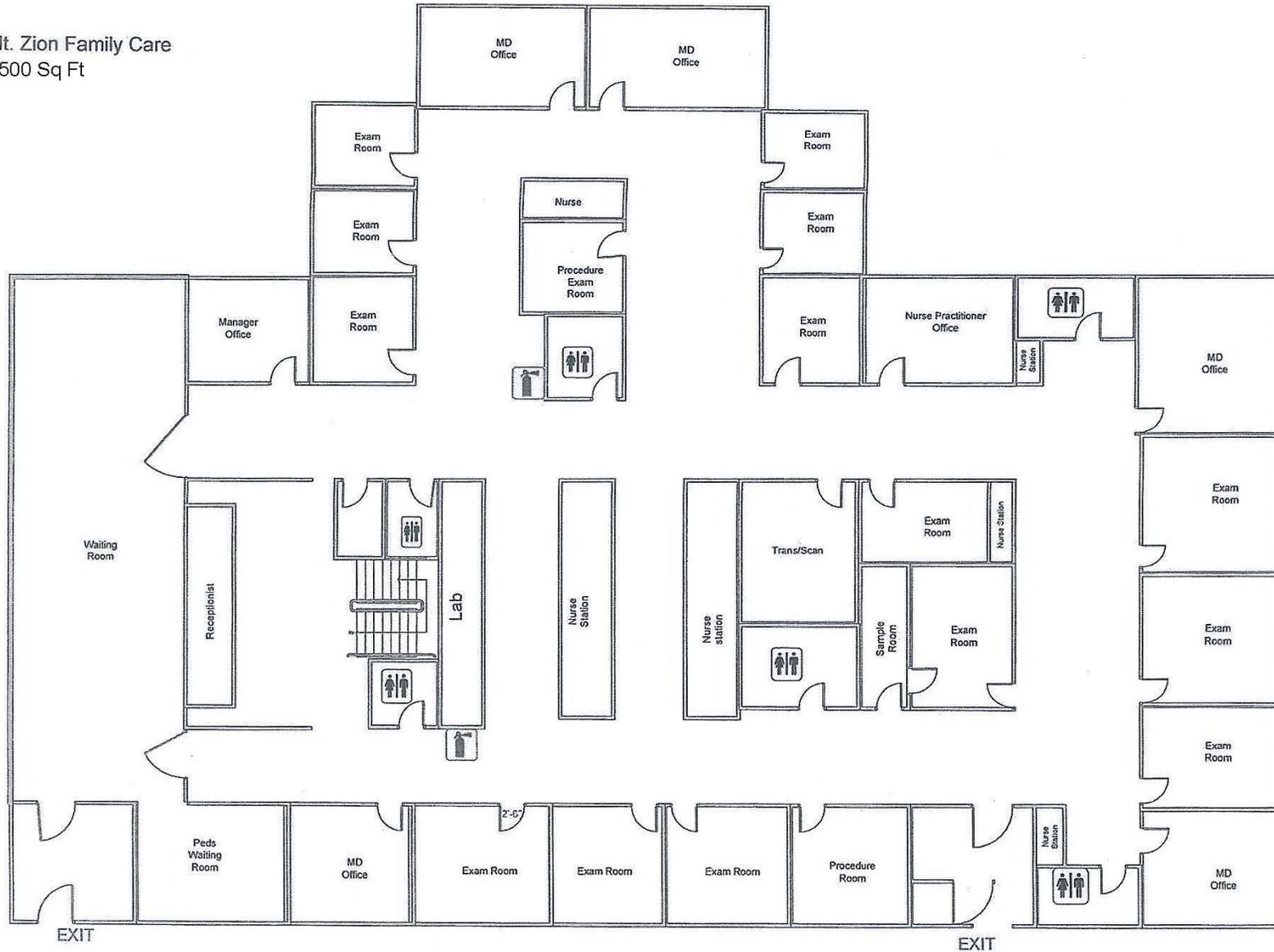
Located just 9 miles southeast of Decatur, IL, nestled along the main arterial roadway of Mount Zion, this property enjoys optimal accessibility and visibility. Strategically positioned within the heart of Mount Zion's commercial district, this property is surrounded by the heart of Mt Zion's residential neighborhoods, making it an integral part of the community fabric and ensuring its enduring relevance in serving the residents of Mount Zion for generations to come.

Floor Plan



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Mt. Zion Family Care
7500 Sq Ft



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Site Plan



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Site Map



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Property Photos



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