

JULIE  BIELFELDT

400 NE PERRY AVENUE, PEORIA, IL 61603

# HISTORIC THEATER FOR SALE



**kw** PREMIER  
REALTY  
KELLERWILLIAMS.

**JULIE BIELFELDT**  
BROKER  
M: 309-360-6686  
E: julie.bielfeldt@kw.com

# 400 NE PERRY AVENUE

PEORIA, IL 61603

## FOR SALE

**\$5,500,000**

A majestic masterpiece of architecture that was built in 1925 is now completely and beautifully restored to perfection. The historic Scottish Rite Theatre is a FURNISHED property with state-of-the-art sound/light systems and all new mechanicals. Everything is in place and ready for new ownership to open the doors with an extensive list of inventory of furnishings, fixtures and equipment!

## LOCATION

### **PERRY AVENUE.. THE NORTSIDE HISTORIC DISTRICT AND THE EAST VILLAGE TIF DISTRICT**

Directly off of Interstate 74, with downtown amenities and neighborhood edging, the Scottish Rite Theatre is situated in an easy and accessible location with plenty of parking.

## THINGS TO CONSIDER

An exceptional NEW RENOVATION that brought state-of-the-art sound and lighting systems to the historic theatre, new HVAC, ADA access and a stunning RESTORATION of the impressive stained glass windows... yet keeping the craftsmanship and lost arts in every detail. with event tables and chairs, linens and furnishings.

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2426 W CORNERSTONE COURT  
PEORIA, ILLINOIS 61614

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## PROPERTY FEATURES

### **THE GRAND THEATER**

The Theater is simply exceptional! State-Of-The-Art systems and new mechanics create an unbeatable experience for both performers and audiences.

SEATING: 845 people

TOTAL CAPACITY (Standing Room Floor Layout): 905 people

STAGE: 50' length x 32' depth

WING SPANS: 12' (stage left) and 17' (stage right)

Tongue and Groove Oak Wood Flooring

FEATURES:

Orchestra Pit, Proscenium, Loading Dock with easy load-in and load-out access with 10'x12' automatic door, Dressing Rooms, Rigging, Hardware and so much more.

PRODUCTION SPECIFICATIONS DOCUMENT AVAILABLE: Grand MA3 Lighting Console with 400 Amp Show Power, L-Acoustic Sound System, etc.

(Production Specification Document available)

### **OTHER FEATURES**

BANQUET HALL (CAPACITY 400)

HAND-CRAFTED BAR

COMMERCIAL KITCHEN

LARGE RECEPTION AREAS, LOUNGES, OFFICES

ADA LIFTS AND ADA CHAIRS

## SITE SPECIFICATIONS

LOT SIZE: 57,456 sqft / 1.31 acres

ZONING: R-8

TAXES: \$84,752.44 (2024)

