

JULIE  BIELFELDT

400 NE PERRY AVENUE, PEORIA, IL 61603

HISTORIC THEATER

FOR SALE

 **PREMIER
REALTY**
KELLERWILLIAMS.

JULIE BIELFELDT
BROKER
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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.

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)

kw PREMIER
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