

Free Standing Office for Sale



COLDWELL BANKER
COMMERCIAL
DEVONSHIRE
REALTY



**115 N. Third St.
Fairbury, IL 61739**

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CHAMPAIGN, IL | 217.352.7712**

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PROPERTY OVERVIEW

Coldwell Banker Commercial Devonshire Realty (CBCDR) is proud to offer for sale this freestanding Office building located in Fairbury IL. The building was constructed in 1981 and consist of 9,248 SF on .77 Acres. This well maintained two story office building has roughly 4,624 SF on each floor. The first floor has 5 private offices (approx. 100 SF each), open work area, lobby/atrium, teller area, vault, kitchenette, 2 back offices, and male/female restrooms. The second floor (serviced by elevator) has one private office, 2 smaller offices, large open work area, board vault, and male/female restrooms. OVERVIEW Address 115 N. Third St. Fairbury, IL 61739 Sale Price \$579,000.00 (Previously \$589,000) Building Size 9,248 SF Lot Size 0.77 Acres Zoning C – Commercial District PIN: 25-25-03-453-025, - 028 room, mini kitchenette, mechanical room, The building features 600 Amp 200V 3-Phase power, large parking lot, and canopy. The sale will require a deed restriction against financial instructions & financial services for a period of 5 years surviving the sale*.

Fairbury IL is located off US Rt. 24 between Interstate 55 and Interstate 57 in Livingston County. Fairbury currently has around 3,700 residents and the building is located just north of the downtown area.

*Seller may consider a shorter deed restriction period with increased purchase price

PROPERTY INFORMATION

Address	115 N. Third St. Fairbury, IL 61739
Sale Price	\$579,000
Building Size	9,248 SF
Lot Size	0.77 AC
Zoning	C- Commercial District
PIN	25-25-03-453-031
RE Taxes	\$23,086.06 (2024 payable 2025)



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OFFERING HIGHLIGHTS

- Flexible floor plan with private offices & open workspace
- Large board room & impressive lobby/atrium
- Well-maintained, move-in ready facility
- Ample on-site parking
- Elevator-served second floor