

JAMESON.

FOR SALE

113 BED SKILLED NURSING/REHABILITATION

500 6th Street | Mendota, IL 61342

\$1,200,000



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SALE OVERVIEW

SALE PRICE:	\$1,200,000
LOT SIZE:	3.08 Acres
BUILDING SIZE:	67,110 SF
YEAR BUILT:	1952
ZONING:	B-3
MARKET:	Mendota, IL

PROPERTY DESCRIPTION

Former 99 Bed Skilled Nursing Facility, with an additional 14 ancillary beds in the former sheltered care unit located on a 3.08 acre lot. Great potential for overflow hospital needs, skilled nursing, rehabilitation, or memory care facility.

PROPERTY HIGHLIGHTS

- 99 Beds on primary portion of the building.
 - Additional 13 beds in the former sheltered care unit.
 - 35 Rooms feature private bathroom facilities
 - 32 Rooms have adjoining bathroom facilities
 - Fully equipped and turn key
 - Separate entrance for out patient and rehabilitation patients
 - Additional 1/3 acre lot included in sale
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INTERIOR PHOTOS

500 6th Street, Mendota, IL 61342

\$1,200,000



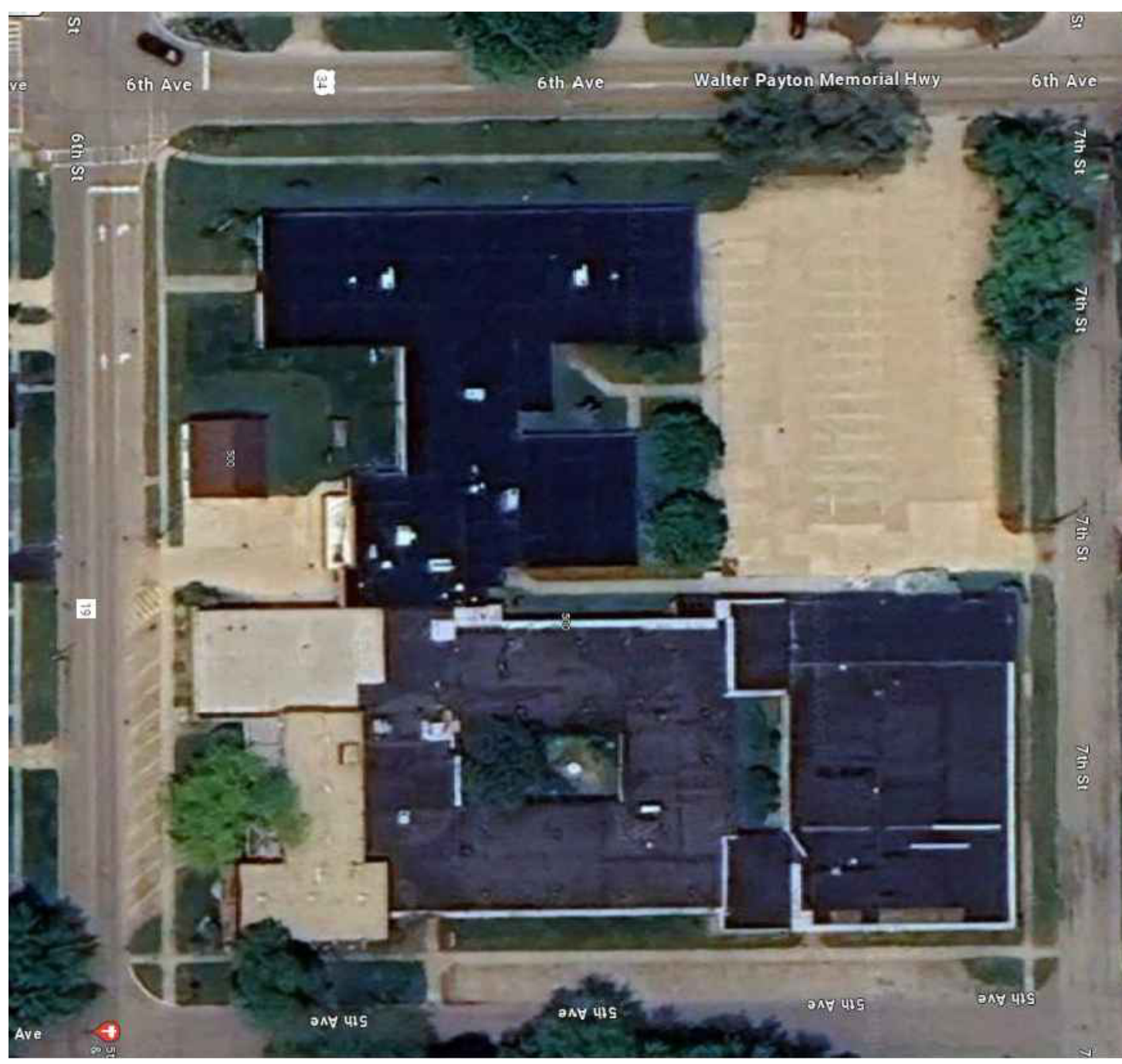
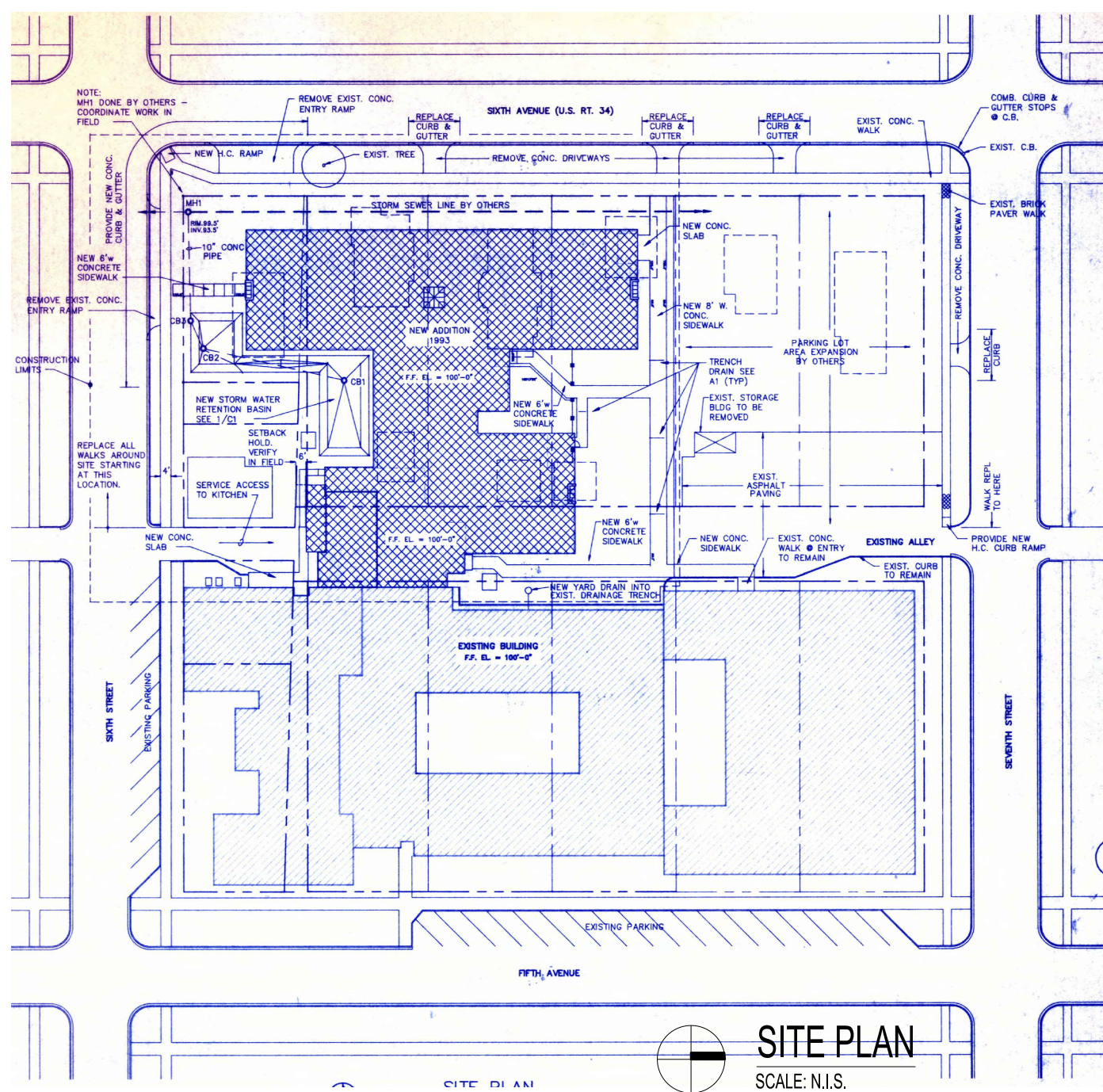
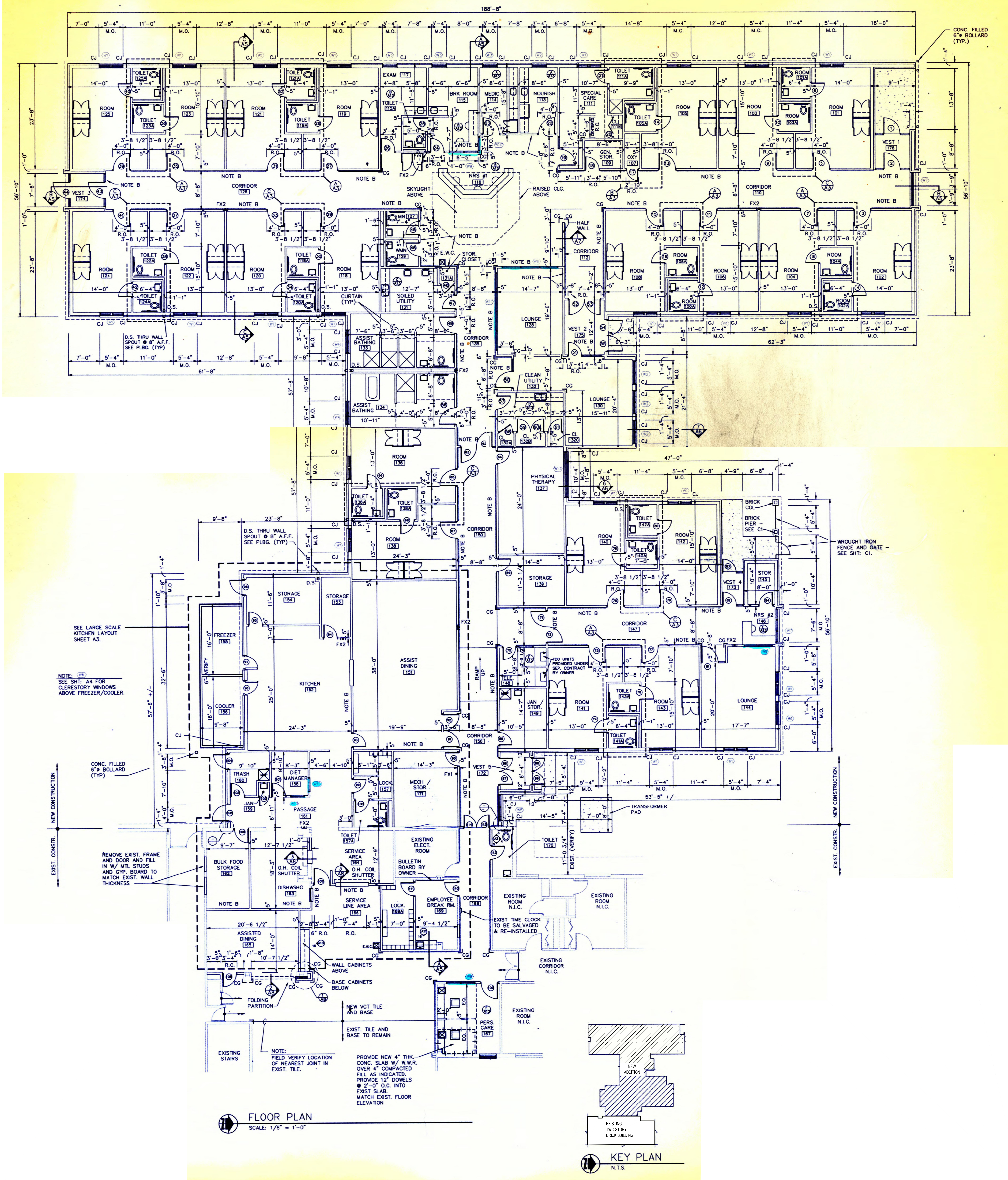
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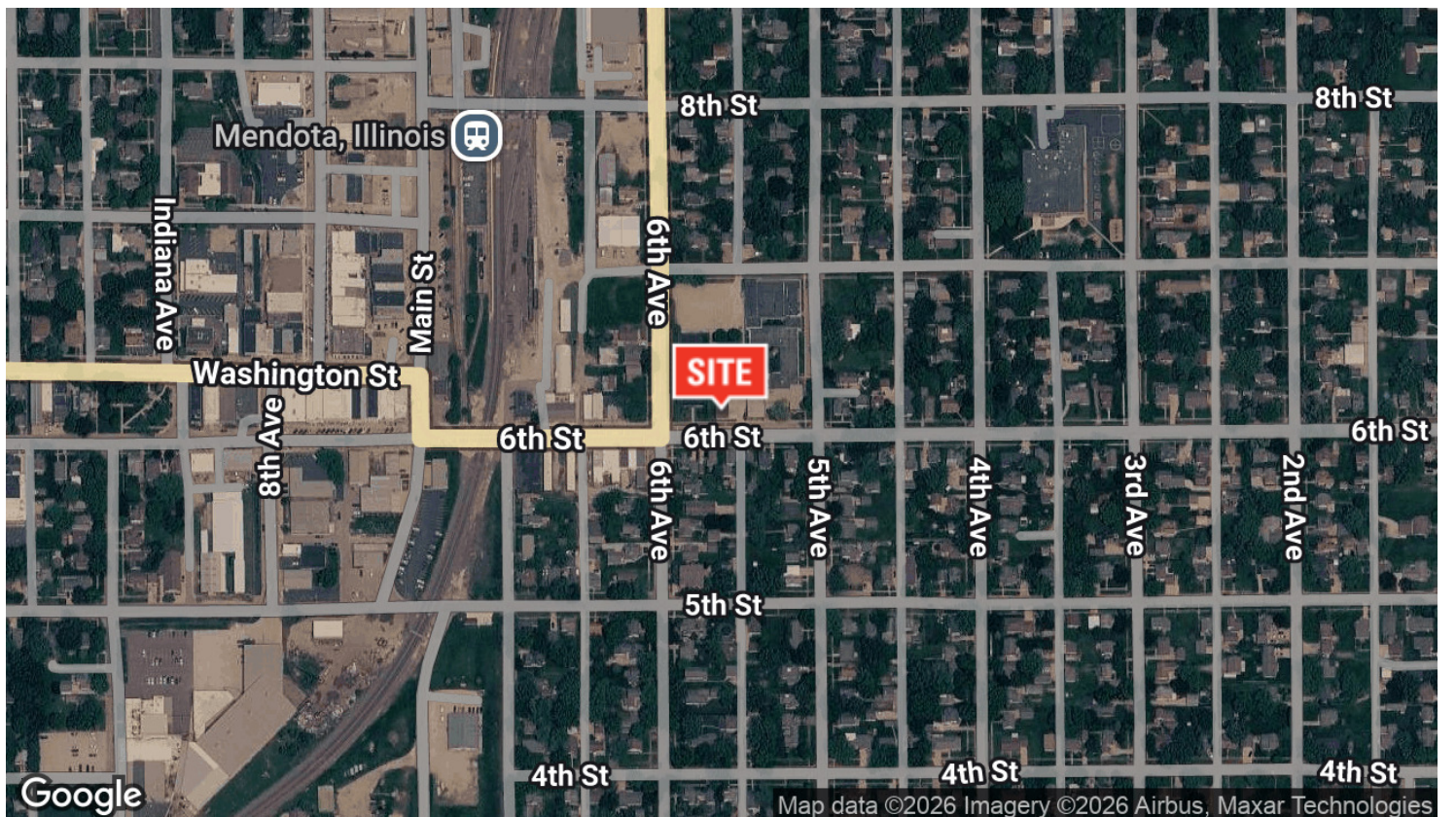
MENDOTA LUTHERAN HOME - 1993 ADDITION, MENDOTA, IL

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AERIAL & STREET DETAIL

500 6th Street, Mendota, IL 61342

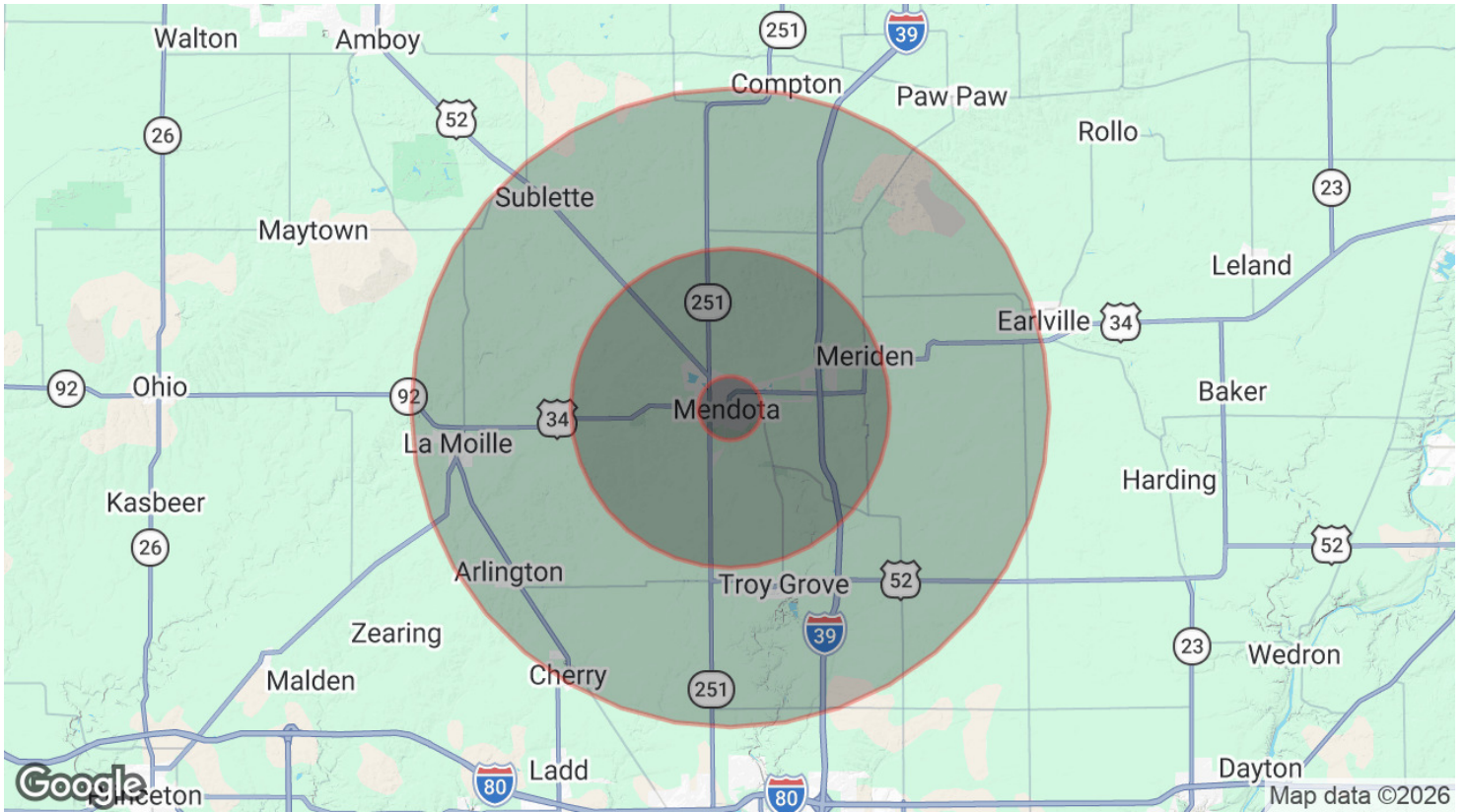
\$1,200,000



DEMOGRAPHICS MAP & REPORT

500 6th Street, Mendota, IL 61342

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POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	767	11,391	20,066
Average age	36.9	38.6	39.6
Average age (Male)	33.8	36.7	38.6
Average age (Female)	37.7	39.1	39.9

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total households	256	4,036	7,488
# of persons per HH	3.0	2.8	2.7
Average HH income	\$64,210	\$66,406	\$63,393
Average house value	\$162,492	\$163,902	\$164,995

* Demographic data derived from 2020 ACS - US Census