

# Medical Facility For Sale



**COLDWELL BANKER  
COMMERCIAL**  
DEVONSHIRE  
REALTY



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Mt. Zion, IL 62549



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**COLDWELL BANKER COMMERCIAL DEVONSHIRE REALTY | CHAMPAIGN, IL | 217.352.7712**

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Sale Price	\$1,125,000.00
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



Coldwell Banker Commercial Devonshire Realty is proud to introduce this premium healthcare facility with a freestanding 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. Presently, a portion of the property is leased out, utilizing 1,841 square feet of the building. 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 to make the space 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. This additional land offers tremendous potential for future expansion or development opportunities.

## Area Description

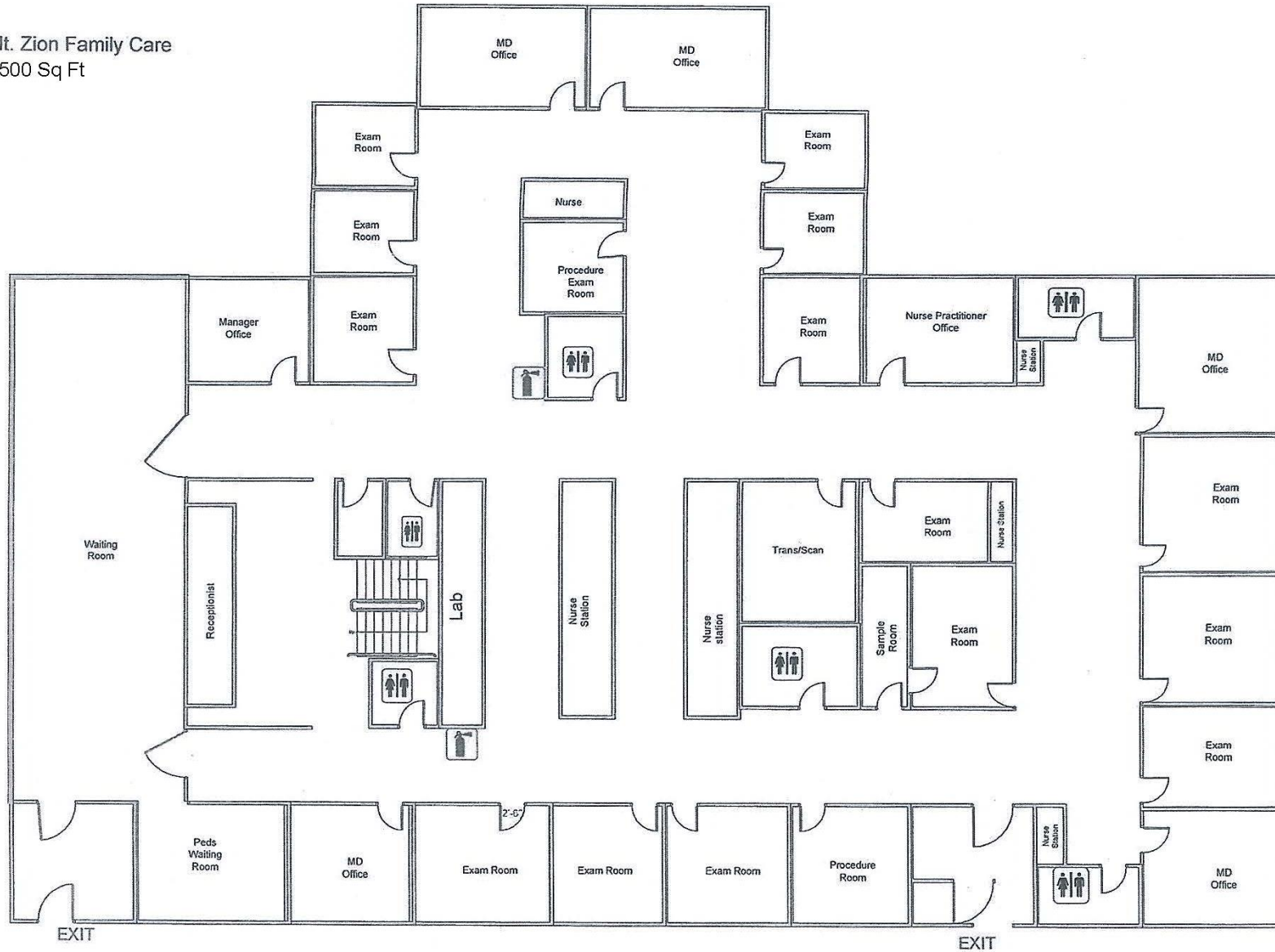
Located just 9 miles southeast of Decatur, IL, nestled along the main arterial roadway of Mount Zion, this property enjoys optimal accessibility and visibility. Strategically positioned within the heart of Mount Zion's commercial district, this property is surrounded by the heart of Mt Zion's residential 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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