

# FREE STANDING OFFICE FOR SALE



**COLDWELL BANKER  
COMMERCIAL**  
DEVONSHIRE  
REALTY



115 N. Third St.  
Fairbury, IL 61739

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This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies.

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## Property Description

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 room, mini kitchenette, mechanical room, vault, and male/female restrooms. 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.

## 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



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