

FOR SALE

334 West Main St.,
Decatur, IL 62522



VALUE-ADD INVESTMENT OPPORTUNITY

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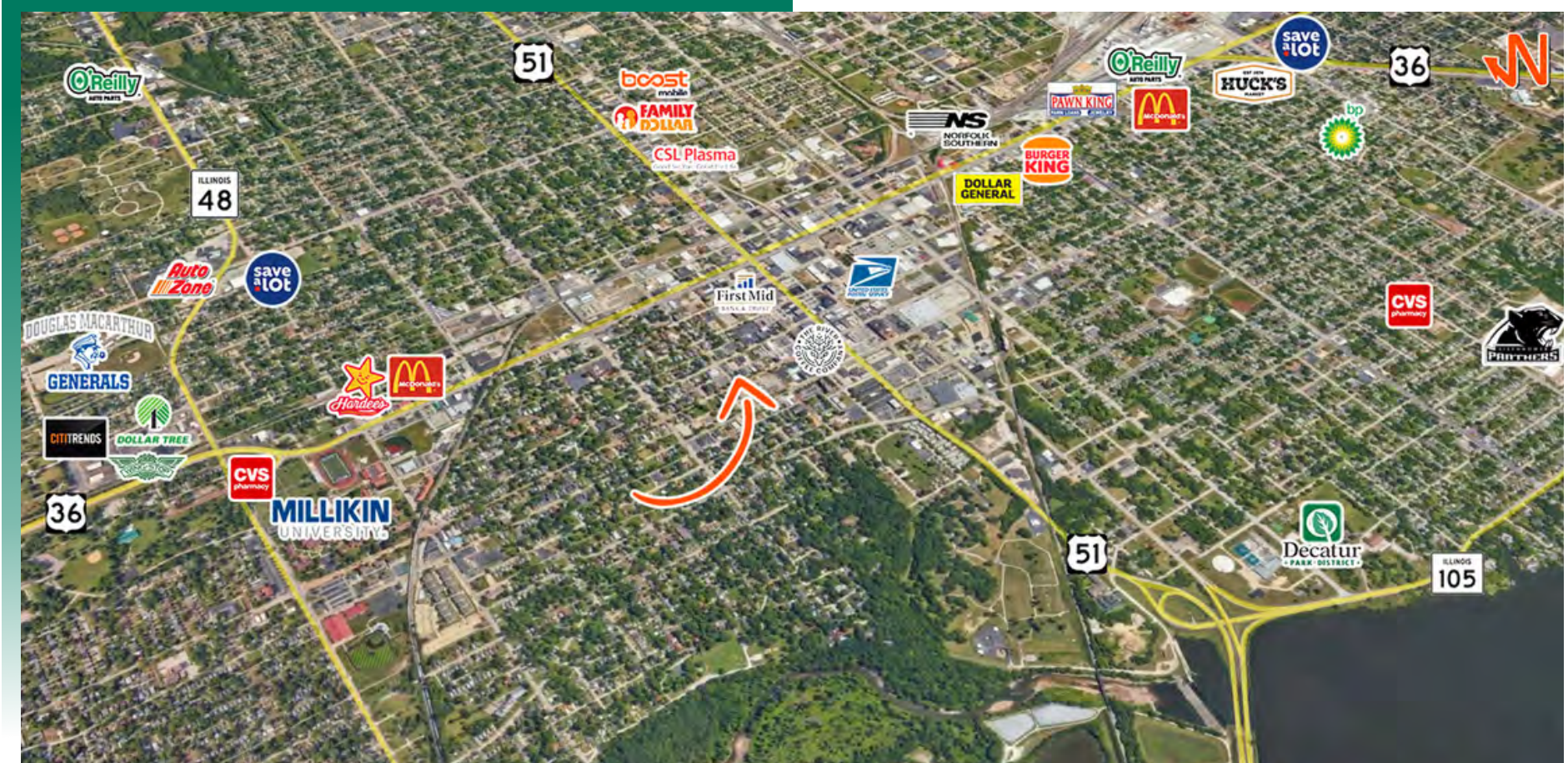
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Information herein is not warranted and subject to change without notice. We assume no liability on items included in quoted price. Broker makes no representation as to the environmental condition of the offered property and recommends Purchaser's/Lessee's independent investigation.

AREA MAP

334 West Main St., Decatur, IL 62522



LOCATION OVERVIEW

The property is situated on West Main Street in downtown Decatur, positioning it within the city's primary commercial corridor. Decatur serves as the county seat of Macon County and hosts several major employers, including Archer Daniels Midland Company headquarters, providing economic stability to the region. The downtown area has experienced renewed development activity in recent years, with municipal and private investment focused on revitalization efforts. The property's location offers high visibility, pedestrian traffic, and proximity to Millikin University, which contributes to local economic activity and potential commercial tenant demand. Transportation access includes public transit routes and major roadway connections, while the walkable downtown environment supports retail and service businesses. The ongoing downtown improvement initiatives suggest positive momentum for commercial real estate values and leasing activity.

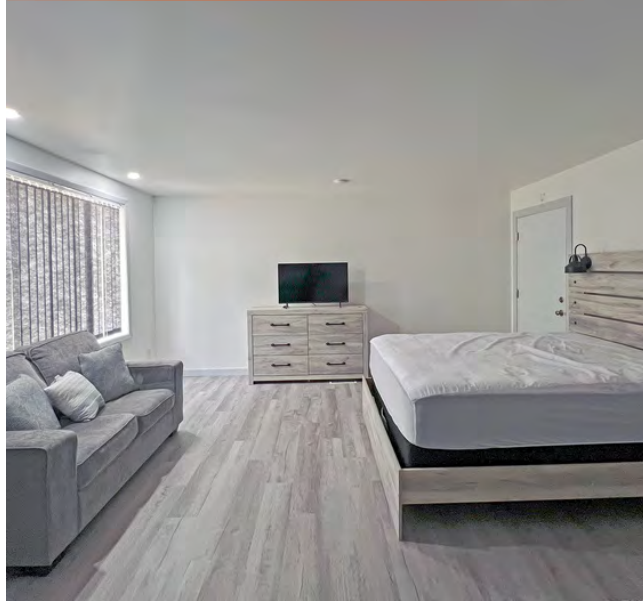
PROPERTY PHOTOS

334 West Main St., Decatur, IL 62522

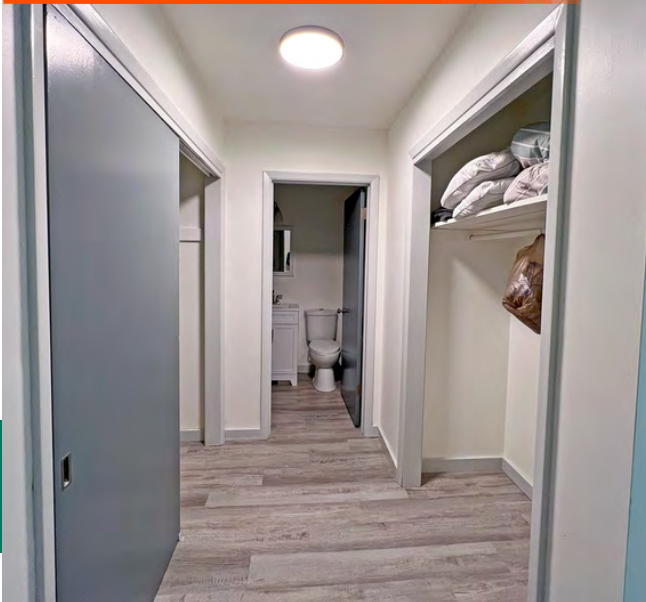
KITCHEN



BEDROOM/LIVING ROOM



ENTRANCE/CLOSET



STAIRWELL



PROPERTY INFORMATION

This mixed-use property represents a value-add investment opportunity combining stabilized residential income with significant commercial upside potential.

- 8 fully renovated apartment units
- \$8,800 in monthly rental income
- Modern amenities
- Roof was completely replaced 10 years ago and preventative patching within the last two years.
- 2 new HVAC units - inspected and tested every 6 months.
- All electrical and plumbing on second floor has been updated.
- Potential additional monthly income of \$5,850 when the office/retail is leased
- Current monthly operating expenses total \$3,491

SALE PRICE: \$800,000

ADDITIONAL INVESTMENT OPPORTUNITY

9050 Harristown Blvd., Harristown, IL 62537



9050 Harristown Blvd., Harristown, IL 62537

- 21 unit multifamily property
- (17) 1 Bedroom units, (3) 2 Bedroom units, & (1) 3 Bedroom Unit
- \$13,700 in monthly rental income
- CAP Rate: 9.8%
- NOI: \$118,388

SALE PRICE:
\$1,200,000

INVESTMENT PROPERTY SUMMARY

334 WEST MAIN STREET

LISTING # 3148

PROPERTY INFO:

Tenants/Units: 2
Parcel #: 04-12-15-256-012
County: IL - Macon
Zoning: Commercial Business

STRUCTURAL DATA:

Year Built: 1963
Yr Renovated: 2022
Roof: 2015
Construction Type: Brick, Mixed

LAND MEASUREMENTS:

Acres: 0.55 Acres
Frontage: 152
Depth: 157

PROPERTY DESCRIPTION:

This mixed-use property represents a value-add investment opportunity combining stabilized residential income with significant commercial upside potential. The residential component consists of 8 fully renovated apartment units generating \$8,800 in monthly rental income. These units feature modern amenities including granite countertops, luxury vinyl plank flooring, and stainless steel appliances. Roof was completely replaced 10 years ago and preventative patching within the last two years. 2 new HVAC units and all units are inspected and tested every 6 months. All electrical and plumbing on second floor has been updated. The commercial component includes 7,800 square feet of main-level retail/office space and an additional 6,000 square feet of basement area formerly configured for laboratory use. The commercial space is currently vacant and available for lease at market rates of approximately \$9 per square foot, representing potential additional monthly income of \$5,850. Property infrastructure includes 32 parking spaces on a 0.55-acre lot, handicap accessibility, security systems, and utility capacity suitable for various commercial applications. Current monthly operating expenses total \$3,491, including taxes (\$1,192), insurance (\$500), utilities (\$1,500), and maintenance (\$300).



SALE INFORMATION:

Sale Price: \$800,000
CAP Rate: 7.96%
NOI: \$63,708

INCOME:

Gross Rental Income: \$105,600

EXPENSES:

Taxes: \$14,298.00/year
Tax Year: 2024
Insurance: \$500/month
Utilities: \$1,500/month
CAM: \$300/month
Total Expenses: \$41,892

FACILITY INFO:

Parking Spaces: 32