

# \$374,900 - 4170 N Bearsdale Road, Decatur

MLS® #6210104

## \$374,900

0 Bedroom, 1.00 Bathroom,  
Commercial on 1.93 Acres

N/A, Decatur, IL

Great Opportunity for a contracting company that needs an office and a storage facility that is 10 minutes to downtown Decatur. Located on the west side of Decatur at the crossroads of Rt. 121 and Bearsdale Road. This property has access to interstate 72 within 200 yards. Located within 45 minutes from Bloomington, Champaign and Springfield. The office building was built in 2002 and is in excellent condition. It was built with wood frame construction and brick veneer. Multiple offices with a large conference room with an atrium skylight for natural lighting. There are 4 individual spacious offices, a 20 x 20 Conference Room, Kitchenette, 13 x 21 Conference Room, Important Document Storage Room, Common Area Room and Reception Office with large Lobby. There is 759 feet frontage on Rt. 121. Easy ingress and egress to the 1.93 acres site.

Built in 2002

## Essential Information

MLS® #	6210104
Price	\$374,900
Bathrooms	1.00
Full Baths	1
Acres	1.93
Year Built	2002
Type	Commercial
Sub-Type	Office



Status	Active
Taxes	\$9,073
Tax Year	2019

### **Community Information**

Address	4170 N Bearsdale Road
Subdivision	N/A
City	Decatur
County	Macon
State	IL
Zip Code	62526

### **Amenities**

Parking	On Site
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### **Interior**

Appliances	Gas Water Heater
Heating	Forced Air, Gas
Cooling	Central Air
# of Stories	1
Stories	One

### **Exterior**

Lot Dimensions	98 x 759
Roof	Metal
Construction	Brick, Block, Steel
Foundation	Slab

### **Additional Information**

Date Listed	March 5th, 2021
Days on Market	325
Zoning	M-1
HOA Fees	0.00

### **Listing Details**

Listing Agent	Joe Doolin
Listing Office	Brinkoetter, Realtors

Information herein deemed reliable but not guaranteed; buyer should verify school districts and all information.  
Listing information last updated on January 22nd, 2022 at 12:23am CST