



520 N Cheney Street,
Taylorville, IL 62568

19,733 SF

OFFICE

SALE PRICE

\$625,000

ZONING

C-1

BUILDING SIZE

19,733 SF

TRAFFIC COUNTS

N Cheney St – 7,300
VPD

PROPERTY DESCRIPTION

This property is a 19,733 SF office building that is available for sale. Several Tenant Improvements have been completed, including paint, flooring, electrical and plumbing as well as HVAC and roof. The building sits on a 3.32-acre lot with 107 parking spaces, for clients' and employees' use. Building has great visibility and is located near banks, restaurants, and other amenities. Office furniture will stay.

AREA DESCRIPTION

The subject property is located in the Northwestern region of Taylorville on the corner of W Elm St. and N Cheney St. Located about a half-hour from Springfield and on the edge of a residential area, the property has easy access to W Spresser St. and N Webster St. and all of the retail options they offer: Caseys' General Store, KFC, Taco Bell, Wendy's, Walgreens, and many markets/stores.



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**COLDWELL
BANKER
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DEVONSHIRE REALTY

OFFICE BUILDING FOR SALE

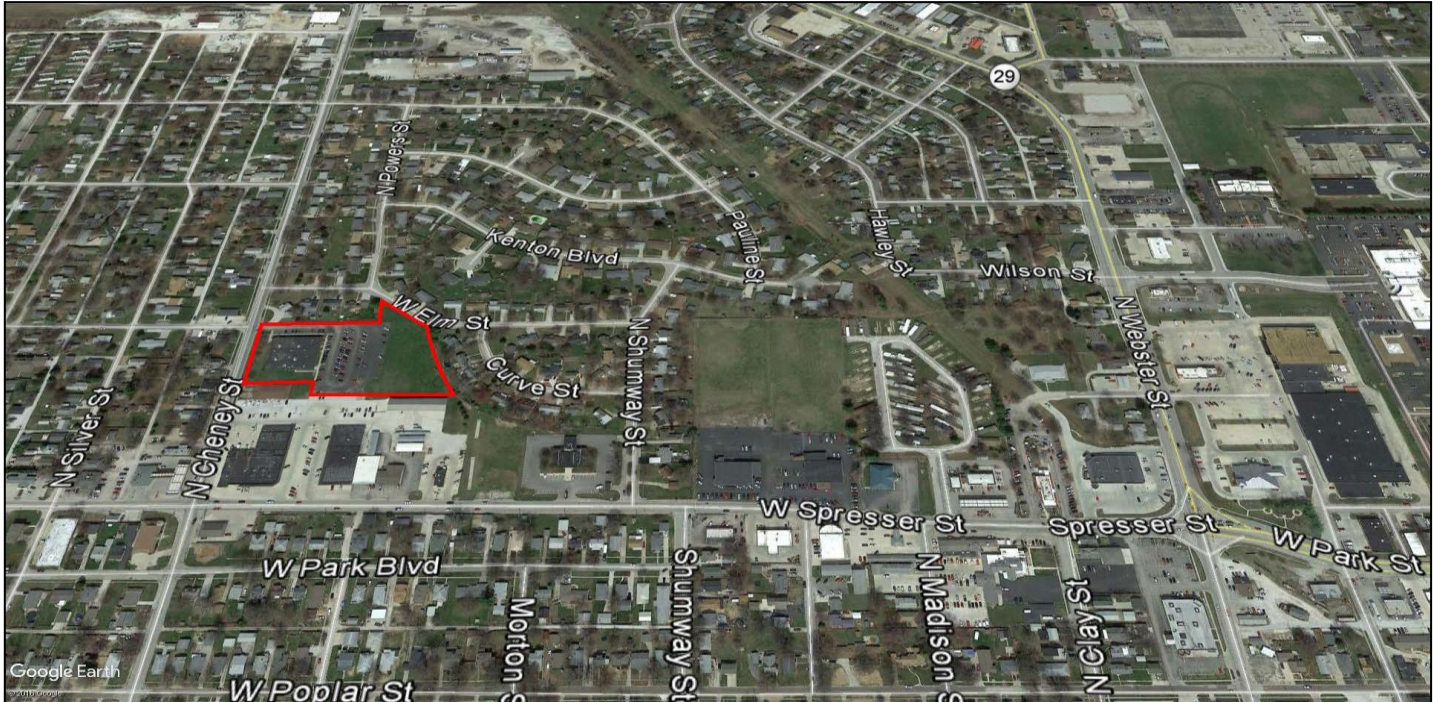
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**COLDWELL BANKER COMMERCIAL
DEVONSHIRE REALTY**

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