

**INDUSTRIAL/OFFICE/WAREHOUSE**

**FOR SALE**  
**or LEASE**



THE REAL ESTATE GROUP

**1833 W. HOVEY, NORMAL, IL**

**NEW PRICE!**

**MOTIVATED SELLERS**



**PROPERTY OVERVIEW**

- ❖ Multi-use, Flex, Industrial Building
- ❖ Well maintained-Production, Warehouse & Office
- ❖ Former SONO-MAG, built in 1979
- ❖ Recent spacious office addition
- ❖ Light Manufacturing (Assembly) District
- ❖ East Wing - 2 story - heat, AC, restrooms - both floors, lift
- ❖ Easy Access to all Interstate Highways
- ❖ Parking: 50 Spaces
- ❖ **AVAILABLE: AUGUST 1, 2019**

**DETAILS**

**Building:** 31,720 Sq. Ft.  
Office: 9,520 Sq. Ft.  
Warehouse: 7,380 Sq. Ft.  
Production: 14,820 Sq. Ft. (2 floors)

**Lot:** 200' x 300' (1.38 acres)

**Zoning:** M-1 (Light Manufacturing District)

**Warehouse:** 1 dock and 1 drive-in door  
Steel, Clear span, 16' wall height

**ASKING PRICE:** ~~\$698,000 (\$22.00 psf)~~ **BELOW APPRAISAL**  
\$634,000 (\$20.00 psf)

**Taxes:** \$20,535.25 (2018)

~ Inspection by appointment ~

**FOR MORE DETAILS CONTACT:**

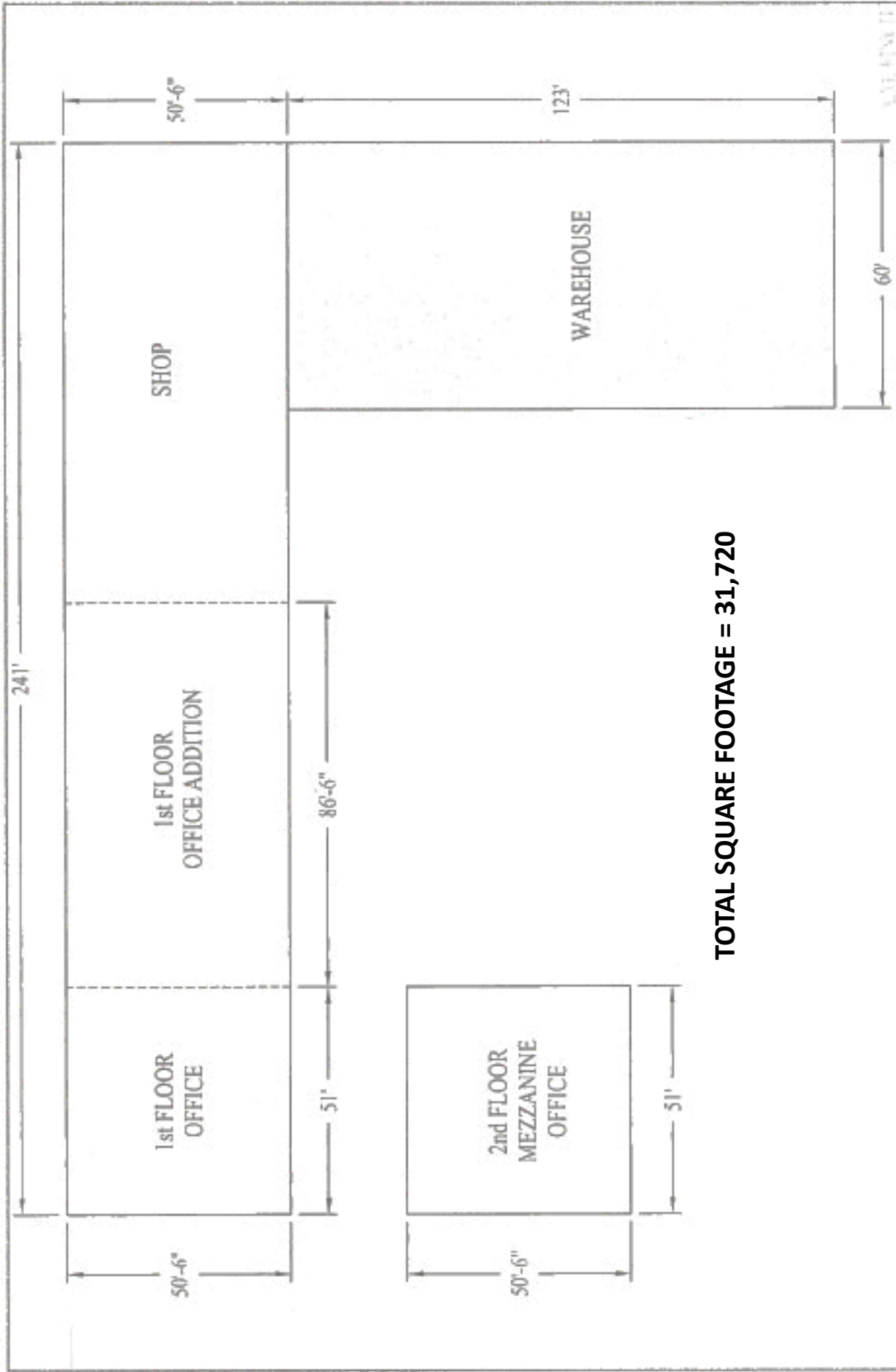
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**TOTAL SQUARE FOOTAGE = 31,720**

1833 WEST HOVEY  
NORMAL, IL



<b>ACTV</b>	<b>Manufacturing</b> Zoning	<b>M-1</b> Actual Zoning	<b>31720</b> Apprx Bldg SqFt	<b>1979</b> Built
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**Industrial**  
 MLS #: **10248453**  
 Township: **Dry Grove**  
 Ownership:  
 Subtype: **Distribution Warehouse**  
 # Stories: **2**  
 # Units:  
 # Tenants:  
 # Parking Spaces: **50**  
 Unit SqFt: **31720**

Orig. List Price: **\$875,000**  
 List Date: **11/24/2014**  
 Listing Market Time: **1674**  
 Lease SqFt Yearly: **0**  
 List Price Per SF: **\$19.99**  
 Sold Price Per SF: **\$0**  
 Monthly Rent Price:  
 Total Taxes: **20,535 - 2018**

Multi use, flex, office, warehouse, Production-Assembly & storage. Newer spacious office addition. East wing-2 story, Heat, A/C, restrooms on both floors, Lift. Warehouse-1 dock, 1 drive in door, 14' clearance. Easy access to all interstate highways. Under appraisal. AVAILABLE: AUGUST 1, 2019. MOTIVATED SELLER! LEASE POSSIBLE-RATE TO BE DETERMINED.

**General**

Area: **6121**  
 County: **Mc Lean**  
 Township: **Dry Grove**  
 Unincorporated (Y/N):  
 Zoning Type: **Manufacturing**  
 Actual Zoning: **M-1**  
 Approx Year Built: **1979**  
 Built Before 1978 (Y/N): **No**  
 Lease Type:  
 Estimated Cam/Sf:  
 Estimated Tax/Sf:  
 Min Avail Sq Ft (Rentable): **0**  
 Max Avail Sq Ft (Rentable): **0**  
 Directions: **White Oak Rd to Hovey, East 2 blocks**  
 Relist (Y/N): **No**  
 BNAR Zoning: **M1**  
 Mobility Score: **33 - Minimal Mobility.**

Gross Rentable Area:  
 Net Rentable Area:  
 Investment (Y/N):  
 User (Y/N):  
 Approximate Age: **26-35 Years**  
 Ownership Type:  
 Frontage/Access:  
 Current Use:  
 Potential Use:  
 Known Encumbrances:  
 Client Needs:  
 Client Will:  
 Geographic Locale: **Central Illinois**  
 Location: **Industrial Park**  
 PIN: **331431226016**  
 Multiple Pin Numbers:

**Exterior Features**

Lot Dimensions: **200 X 300**  
 Lot Sq Ft: **60000**  
 Approx Total Bldg Sq Ft: **31720**  
 # Of Stories: **2**  
 Approx Office Sq Ft:  
 Door Dimension:  
 # Of Freight Elevators:  
 Ceiling Hgt Max Ft: **14**  
 Ceiling Hgt Max In: **0**  
 Ceiling Hgt Min Ft: **0**  
 Ceiling Hgt Min In: **0**  
 Clear Span (Y/N): **No**  
 Bay Size:  
 Construction: **Brick, Steel**  
 Exterior Building Type: **Brick, Steel Siding**  
 Foundation: **Concrete**  
 Roof Structure:  
 Roof Coverings: **Metal**  
 Docks: **Depressed**  
 Misc Outside:  
 # Of Parking Spaces: **50**  
 Indoor Parking:  
 Outdoor Parking: **Paved**  
 Parking Ratio:

**Interior/Unit Info**

# Of Units:  
 # Of Tenants:  
 Extra Storage Spaces Available (Y/N):  
 Misc Inside:  
 Floor Finish:

**Utilities/Green**

Air Conditioning: **Central Air**  
 Electrical Service: **120V Power**  
 Heat/Ventilation: **Forced Air, Gas**  
 Fire Protection: **Sprinklers-Wet**  
 Water Drainage:  
 Utilities To Site: **Electric to Site, Sanitary Sewer to Site, Water-Municipal**  
 Tenant Pays: **Other**  
 HERS Index Score:  
 Green Supporting Documents:  
 Energy/Green Building Rating Source:  
 Green Features:  
 Gas Supplier: **Nicor Gas**  
 Electric Supplier: **Ameren**

**Financial**

Gross Rental Income \$: **\$0**  
 Total Monthly Income:  
 Total Annual Income: **\$0**  
 Net Oper Income \$: **\$0**  
 Cap Rate:  
 Taxes: **20,535 - 2018**  
 Total Annual Expense: **\$0**  
 Loss Factor :

**Listing Info**

Property Offered: **For Sale Only**  
 Original List Price: **\$875,000**  
 Original Rent Price:  
 List Price: **\$634,000**  
 Rental Price (\$ per SF/Year):  
 List Date: **11/24/2014**  
 List Date Rcvd: **01/15/2019**  
 List Mkt Time: **1674**  
 Closed Date:  
 Rented Date:  
 Contract Date:  
 Off Market Date:  
 Contingency:  
 Financing:  
 Concessions:  
 Sales Terms: **Conventional**  
 Possession: **Negotiable**  
 Broker Owned/Interested: **No**