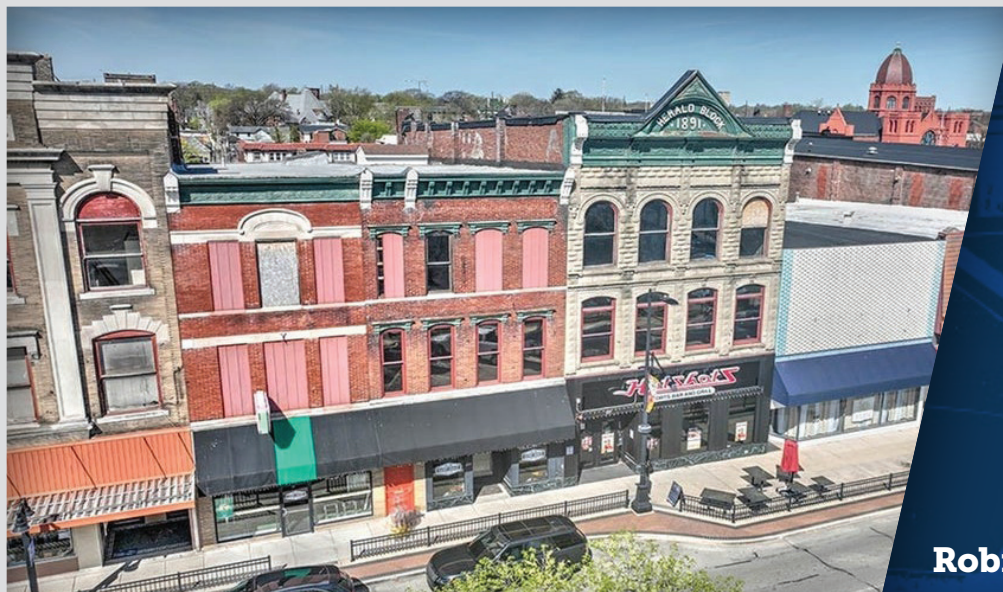




Robin Thacker, REALTOR

Office: (217) 875-0555
Mobile: (217) 521-5081
Email: robin@brinkoetter.com
Web: www.robinthacker.com

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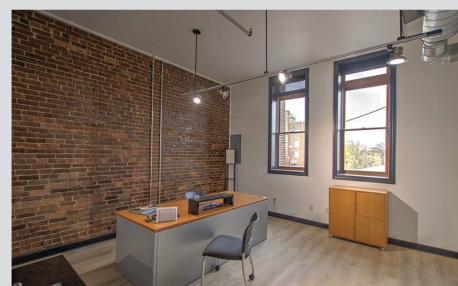
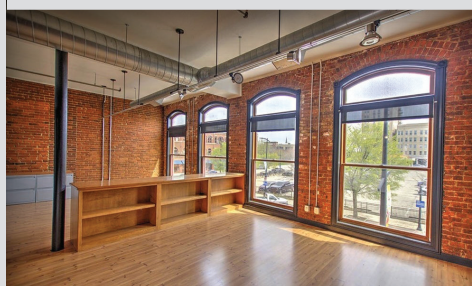
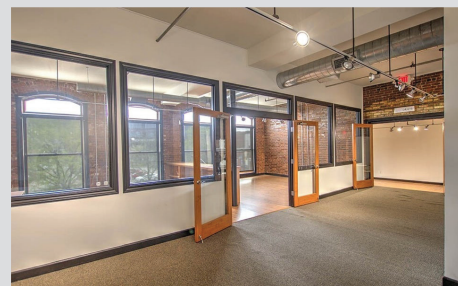


**233
N Main
Street**

DECATUR, IL

Your Property~
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See more at
RobinThacker.Brinkoetter.com



Unique Downtown Decatur Opportunity - Business/Retail/Restaurant District - This remarkable building is one to take note of. Three levels, customer elevator services all 3 levels, recently serviced and state inspected. Main entrance large foyer type space, once retail, showcase glass windows, exposed original brick walls, 769 sq ft, turn key, access to main elevator (currently Caddy Shack golf simulator room, white simulator wall to be removed, walls to return to original brick, Caddy Shack is not for sale); 2nd

level - exposed original brick walls, nice finished turn key 3235 sq ft, spacious open office/studio spaces, (4-6 offices, 2-3 conference rooms), somewhat industrial look, lrg replaced windows, views of downtown and back side views west Decatur, N Main private (orange) door accesses the 2nd level; 3rd level - 2 lrg rooms 4041 sq ft, original, lrg windows, power and water run to it. Year built unknown, HVAC upgraded, partial roof and tuckpointing '23. Must see to appreciate!



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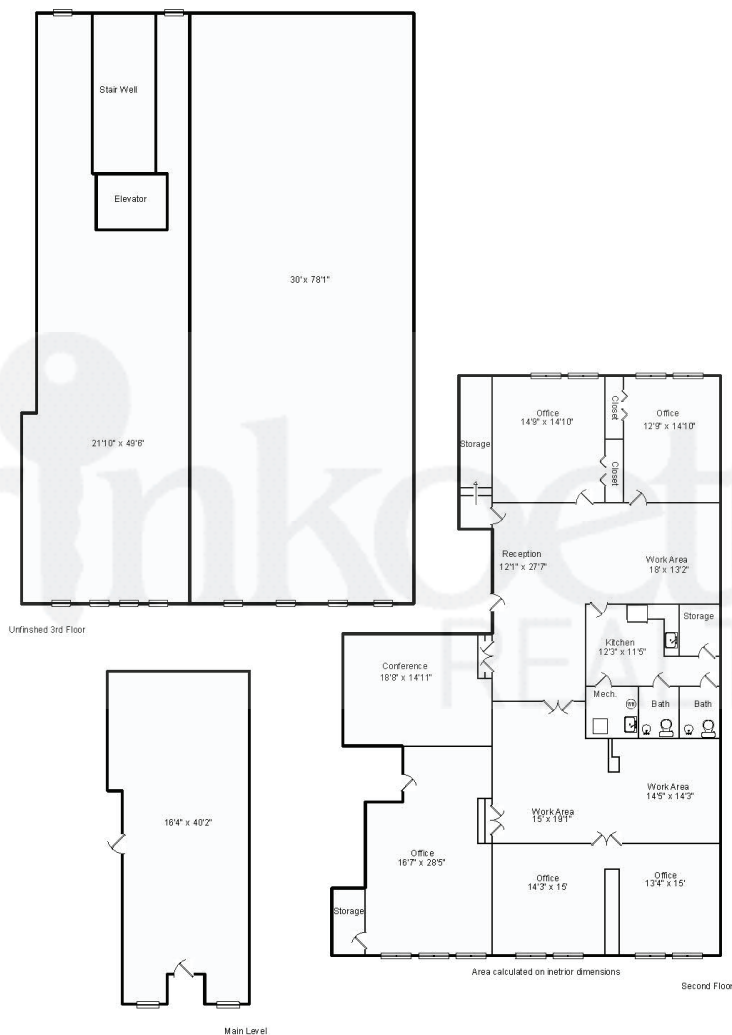
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THE PROPERTY FLOOR PLAN



Area:	Sq. Ft.
Main Level	769
Second Floor	3,235
Unfinished Third Floor	4,041