



INVESTMENT PROPERTY

304 S. FRANKLIN STREET - DECATUR, IL

FRANKLIN MALL

SALE

\$599,000.00 – **PRICE REDUCED!**

Current Lease Revenue – \$127,632 per year

Potential of \$162,000+

Information Available Upon Request

LEASE – 2,275 SF Restaurant

Most equipment & furnishings included. Outside walk-up window perfect for coffee or ice cream on the run! Café area inside spills into boutique shopping mall.

\$2,500/MO/GROSS - Utilities Included

SIZE

Lot Site - 36,660 SF

Total Bldg. - 14,608 SF

Space Available for Lease - 2,275 SF

LOCATION/DESCRIPTION

Located in growing downtown Decatur at the intersection of Franklin and Washington. Near municipal and private business. Includes a 14,608 SF boutique shopping mall with restaurant space available. Located on 36,660 SF with a large asphalt parking lot - 12,000-car average daily traffic count.

TAX INFORMATION

PIN # - 04-12-14-304-002

PIN # - 04-12-14-304-017

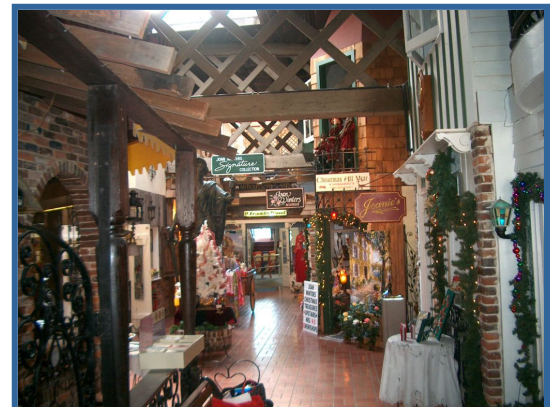
2007 Taxes – \$9,499.60

For more information on this property contact:

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