

AXIS 360

COMMERCIAL REAL ESTATE

3001½ Gill St.
Suite A
Bloomington, Illinois

www.axis360.co



FOR SALE—Nursing Home Facility

ASKING

~~\$795,000~~ **\$649,000**

BUILDING SIZE

34,040 sq. ft.

LOT SIZE

1.10 acres

ZONED

R-1 (Residential)

PARCEL #'s

06-07-407-010 & -011

BUILT

1967 & 1981 (remodel 2012)

TAXES (Est 2023)

\$19,518 (EAV=\$216,334)

201 Locust, Minonk, Illinois

Well maintained nursing facility with 37 total rooms on 1.10 acres. The property was fully remodeled in 2012, along with additional recent mechanical updates and a new generator. The addition, built in 1981, consists of 12 large, private rooms, each with an ensuite restroom and central air. The original building, constructed in 1967, has 11 sets of adjoining rooms (2 rooms total), connected by a shared bathroom, plus 3 private rooms. Each room has it's own individually controlled window AC.

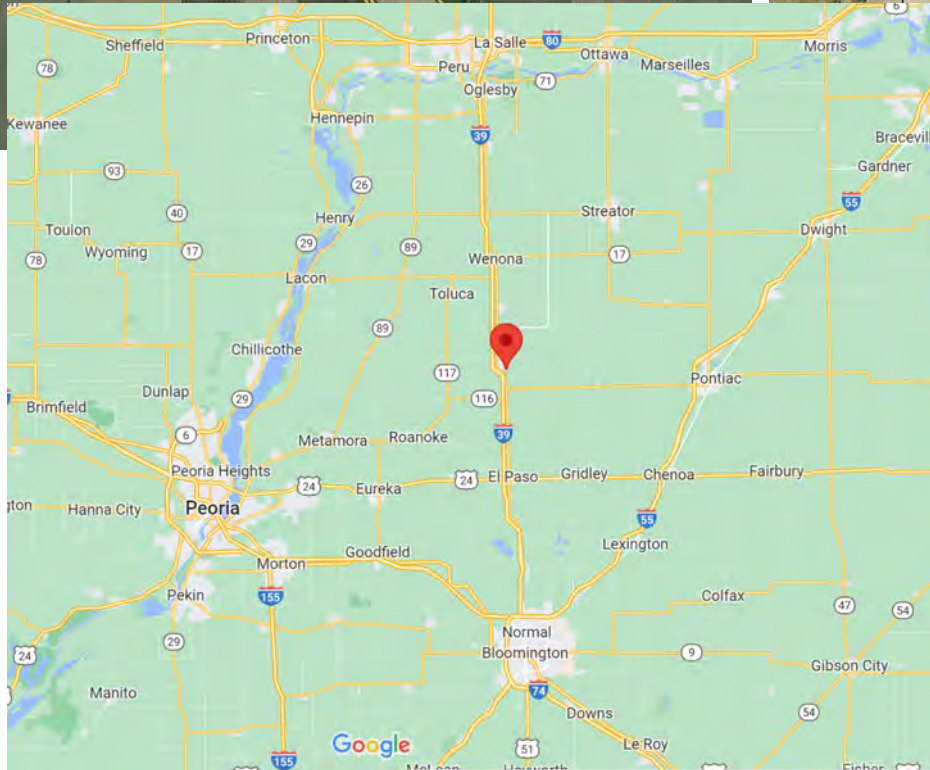
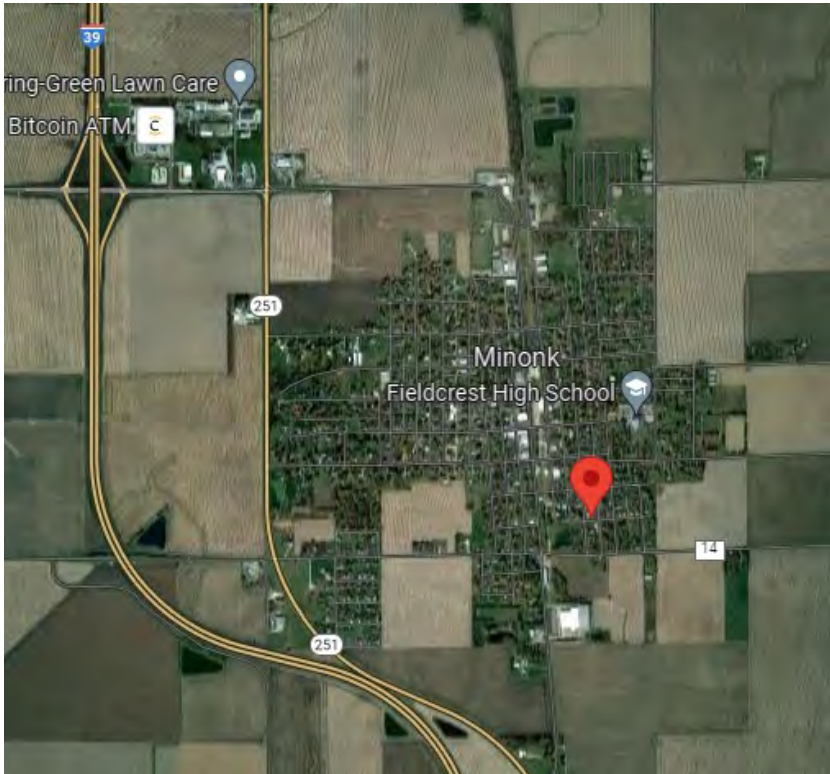
There is a full commercial kitchen, large-multi-purpose room, conference room, patio sitting area, reception, and two separate basements, one of which has elevator access and is finished with a break room, beauty salon, maintenance office and storage area.



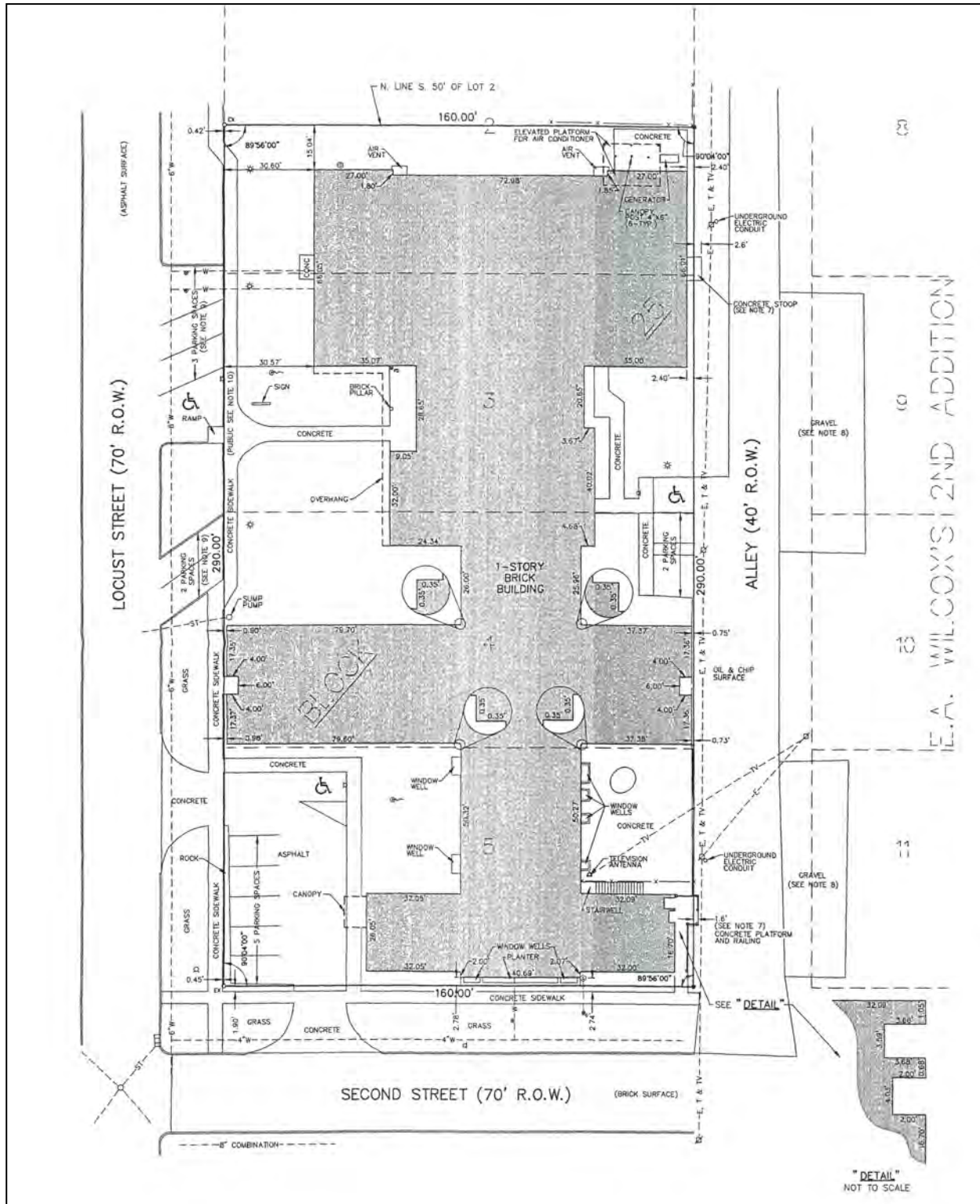
Laura Pritts
Designated Managing Broker
lpritts@axis360.co
(309) 824-0507

Visit our Website:
www.axis360.co





Minonk is a city in Minonk Township, Woodford County, Illinois, United States. It is part of the Peoria, Illinois Metropolitan Statistical Area.

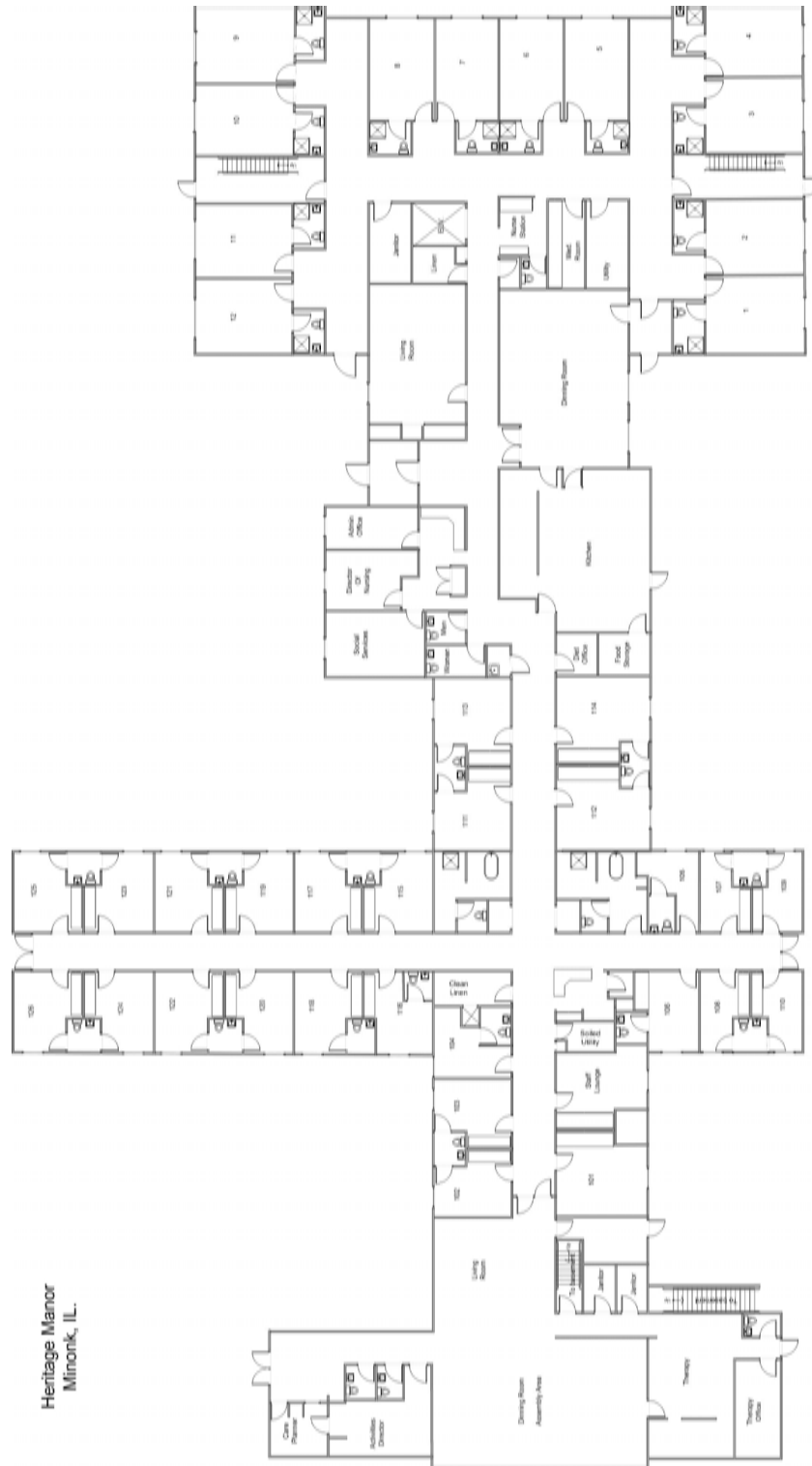




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Heritage Manor
Minonk, IL.

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Instut/To Develop MLS #: **11818964** List Price: **\$649,000**
 Status: **RACT** List Date: **06/28/2023** Orig List Price: **\$795,000**
 Area: **6115** List Dt Rec: **06/28/2023** Sold Price:
 Address: **201 Locust St , Minonk, IL 61760**
 Directions: **Southeast corner of E. 2nd and Locust Street, Minonk, IL**
 Lst. Mkt. Time: **195** Rented Price:
 Contract:
 Off Mkt: Concessions: Lease SF/Y:
 Township: **Minonk** Unincorporated: Mthly. Rnt. Price:
 County: **Woodford**
 Year Built: **1967** Blt Before 78: **Yes** PIN #: **0607407010**
 Subtype: # Stories: **1** Multiple PINs: **Yes**
 Zoning Type: **Other** Use: **NURSING HOME** Waterfront:
 Actual Zoning: **R-1** Unit SF: **34040** (Leasable Area) Estimated Cam/Sf:
 BNAR Zoning: **R1** Units: **Square Feet** Relist:
 Approx Total Bldg SF: **2200** Land SF: **48000** Est. Tax per SF/Y:
 Lot Dimensions: **160X300** Acreage: **1.1** Lease Type:
 Buyer Ag. Comp.: **AS A PERCENTAGE OF THE NET SALE PRICE. THE NET SALE PRICE IS THE GROSS SALE PRICE MINUS AMOUNTS TO BE CREDITED OR PAID TO THE BUYER, AS REFLECTED IN THE INITIAL SALES CONTRACT. (N)**
 List Price Per SF: **\$19.07** Sold Price Per SF: **\$0**

Remarks: **This single-story nursing home facility was remodeled in 2012 (built in 1967 with an addition in 1981). The newer part of the facility has 12 large, private rooms, each with an on-suite restroom and central air. The original building has 11 sets of adjoining rooms (22 total) connected by a shared restroom, plus 3 private rooms. The original building has window air-conditioning. There is a full commercial kitchen, large multi-purpose room, conference room, reception area, and a patio sitting area. There are two separate basements, one with elevator access to a break room, beauty salon, maintenance office and storage area. Currently vacant.**

Approximate Age: Older	Construction:	Heat/Ventilation: Forced Air
Type Ownership:	Exterior:	Fire Protection:
Frontage/Access:	Foundation:	Utilities To Site:
Current Use:	Docks/Delivery:	Tenant Pays: None
Potential Use:	Misc. Outside:	HERS Index Score:
Known Encumbrances:	# Parking Spaces:	Green Disc:
Client Needs:	Indoor Parking:	Green Rating Source:
Client Will:	Outdoor Parking:	Green Feats:
Geographic Locale: Central Illinois	Parking Ratio:	Backup Info:
Location:	Misc. Inside:	Sale Terms:
Amenities:	Air Cond: Central Air, Window Unit/s	Gas Supplier: Other
	Electricity:	Electric Supplier: Other

Financial Information	Annual Net Oper Income: \$0	Net Oper Income Year:
Total Annual Income: \$0	Tax Year: 2022	Total Annual Expenses: \$19,518
Real Estate Taxes: \$19,518	Expense Year:	

Broker: **AXIS 360 LLC* (97003) / (309) 270-1565**
 List Broker: **Laura Pritts (970077) / (309) 824-0507 / lpritts@axis360.co**
 CoList Broker: **More Agent Contact Info:**

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MLS #: 11818964

Prepared By: Laura Pritts | AXIS 360 LLC* | 01/08/2024 03:24 PM