

Old Fire Station #3 Sale

1308 W. Eldorado St. Decatur, IL

The building has been used as a fire station. It was constructed over a partial basement, which is unfinished. There are 2,416-square feet on the first floor, of which 450-square feet is finished for a kitchen. The remainder of this floor is open garage area, along with a small office. The garage has two 12 by 12-foot overhead doors and a 13-foot eave height.

The second floor is mostly used as a sleeping area. There is also a bathroom with a shower on this floor. Sketches for the floor plans can be seen below.

The overall condition of the building is average to good, with some updates made to the kitchen and bathroom. The roof is newer, as well. No items of deferred maintenance were observed.

LEGALLY PERMISSIBLE USES (Zoning)- The current zoning classification of R-6, Multiple Dwelling District, allows for single-family, 2-4 family, and multiple-family residential uses, along with multiple special purpose uses, including a school, governmental building, and house of worship. Provisional uses include, but are not limited to, public utility facilities, dormitory, and beauty parlor.

The attached map shows the site as adjoining R-6 zoning to the south and west, R-3 zoning to the north, and B-2 zoning to the east. However, based on a conversation with the City of Decatur zoning official, the site immediately west was confirmed to be re-zoned to B-1. A re-zoning to B-1 is likely to be considered upon request.

The B-1, Neighborhood Shopping, zoning classification allows for an array of retail, restaurant, office, and special purpose uses. Provisional uses include, but are not limited to, cemetery, gas station, drive-through facilities, and commercial schools

SITE DETAILS -

Land area	18,000-square feet
Configuration and dimensions	Rectangular: 120 x 150-feet
Topography	Mostly level with slight slope from north to south and slightly above road grade
Drainage	Appears adequate. Site is not located in a flood hazard area, according to FEMA Map 17115C0301E, dated June 7, 2017
Utilities	Gas, electricity, water, and sewer
Location	Northwest corner of Eldorado Street and Fairview Avenue. There are concrete curbs, gutters, and sidewalks, along with overhead lighting, on both aforementioned streets. A traffic signal is at this intersection. Average daily traffic count on Eldorado 13,600-vehicles.
Access	One curb cut from Eldorado. Alley at north end of site
Adjacent to	House of worship – west, park – south, pharmacy – east, single-family residences – north
Easements/ encroachments	Utility easements
Site improvements	Landscaping, concrete driveway in front, and concrete parking area in back with undesignated number of parking spaces.
<i>Construction type</i>	Masonry
<i>Year built</i>	1926 with +/- 65-year-old addition
<i>Gross building area</i>	3,483-square feet
<i>Foundation</i>	Concrete
<i>Exterior walls</i>	Brick with stucco gables
<i>Roof</i>	Asphalt shingle
<i>Gutters</i>	Aluminum
<i>Windows</i>	Sliding and double hung
<i>HVAC</i>	Garage – Radiant overhead heat Remainder of building – Two forced-air furnaces with central air-conditioning. Wall air-conditioning unit in office
<i>Electrical</i>	Single-phase, 225-amperes
<i>Flooring</i>	Garage – Concrete Remainder of building – Vinyl tile
<i>Walls</i>	Garage – Concrete block Remainder of building – Drywall

FRONT VIEW OF SUBJECT



REAR VIEW OF SUBJECT



SKETCH



