Office Building

1 NORTH VINE STREET, HARRISBURG, IL 62946

Presented By:

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EXECUTIVE SUMMARY

OFFERING SUMMARY

Sale Price:	$995,000
	Or Best Offer
Lot Size:	0.75 Acres
Building Size:	40,240
Renovated:	1991
Municipality:	Harrisburg
Submarket:	Marion
Traffic Count:	6,400
Price / SF:	$24.73

PROPERTY OVERVIEW

The former 40,240 square foot multi-story office building is located on the square of Downtown Harrisburg, IL. Thoroughly, renovated in 1991, the 7-story building contains 154 rooms including offices, kitchen/break room, reception areas, restrooms, conference rooms, storage and utility rooms and a large event/banquet room on the top floor. One Passenger elevator and two stairwells. Windows on all four sides. There are currently four tenants occupying portions of the 5th and 6th floors. Parking lot contains 76 on-site parking spaces. Street parking is plentiful adjacent to property.

LOCATION OVERVIEW

Harrisburg is located in and the county seat of Saline County, Illinois, United States.[2] It is located about 57 miles (92 kilometers) southwest of Evansville, Indiana, and 111 mi (179 km) southeast of St. Louis, Missouri. Its 2020 population was 8,219, and the surrounding Harrisburg Township had a population of 10,037, including the city residents. Harrisburg is included in the Illinois–Indiana–Kentucky tri-state area and is the principal city in the Harrisburg micropolitan statistical area with a combined population of 24,913. Located at the concurrency of U.S. Route 45, Illinois Route 13, Illinois Route 145, and Illinois Route 34, Harrisburg is known as the "Gateway to the Shawnee National Forest.

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PROPERTY DETAILS

SALE PRICE $995,000

OR BEST OFFER

LOCATION INFORMATION

Building Name	Office Building
Street Address	1 North Vine Street
City, State, Zip	Harrisburg, IL 62946
County/Township	Saline County
Municipality	Harrisburg
Submarket	Marion
Cross Streets	Vine & Poplar
Nearest Highway	Hwy 13, I-45
Nearest Airport	Williamson County Regional Airport

BUILDING INFORMATION

Building Size	40,240 SF
Tenancy	Multiple
Number Of Floors	7
Last Renovated	1991
Free Standing	Yes
Number Of Buildings	1

PROPERTY DETAILS

Property Type	Office
Property Subtype	Office Building
Lot Size	0.75 Acres
APN#	08-15-168-00
Corner Property	yes
Traffic Count	6,400
Traffic Count Street	E. Poplar St.

PARKING & TRANSPORTATION

Street Parking	Yes
Parking Type	Surface
Number Of Spaces	76

OPERATING EXPENSES

Taxes	$57,077

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IMPROVEMENT ANALYSIS

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The improvements upon the site consist of a seven story steel framed masonry building. The subject is designed and utilized as a Commercial Office building The subject interior has tile and carpet flooring and finished drywall interior walls. The subject has centralized heating and cooling systems and has a triple phase electrical system.

Subject consists of one seven story building.
A more detailed description of the building is as follows:

Building Commercial Office

EXTERIOR: Masonry over steel frame

AGE: Estimated Actual age 90 years   (source Saline Co. Courthouse records)
        Effective age is 70 years.
        Remaining Economic Life 30 years

SIZE: 40,240 S/F Total GBA

STORIES:	7 Story
FOOTINGS:	Poured Concrete
FOUNDATION:	Poured Concrete
WALL COVER:	Brick
WINDOWS:	Aluminum frame commercial insulated glass
ROOF:	Commercial Grade Steel under Rubberized Membrane
EXTERIOR DOORS:	Aluminum framed commercial glass
GUTTERS & DOWNSPOUTS:	Aluminum
DRIVEWAY & PARKING:	Concrete/Asphalt 14,760 SF estimated
TOTAL PARKING:	76 Cars

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LORING APPRAISAL SERVICE

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INTERIOR AREA

FLOORS: Carpet/Tile

WALL COVER: Drywall

CEILINGS: Tile

LIGHTING: Standard

HEAT: GFA Multiple Units, Main Centralized Boiler system

AIR CONDITIONING: Centralized Multiple Units cool water evaporators

WIRING: Standard Triple Phase

INTERIOR DOORS: Wood, Steel, Aluminum frame with glass

CRAWL/SLAB/BASEMENT: Full Concrete basement

ROOM COUNT PER FLOOR: **Basement:** 4 Office Spaces
Various Storage areas

5 Rooms

1st. – 2nd. Floors: 1 Reception Area
1 Kitchen/ break room
2 Restrooms
1 copy/file storage room
1 Utility mechanical room
12 Offices
2 Conference Rooms
2 Utility closets
22 Rooms Total x 2 floors = 44 rooms

3rd. – 6th. Floors: 1 Reception Area
1 Kitchen/ break room
2 Restrooms
1 copy/file storage room
16 Offices
2 Conference Rooms
2 Utility closets
25 Rooms Total x 4 floors = 100 rooms

7th. Floor: 2 Rest Rooms
3 storage areas
1 Large Event Room   **6 rooms**

Building Total = 154 Rooms

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LORING APPRAISAL SERVICE

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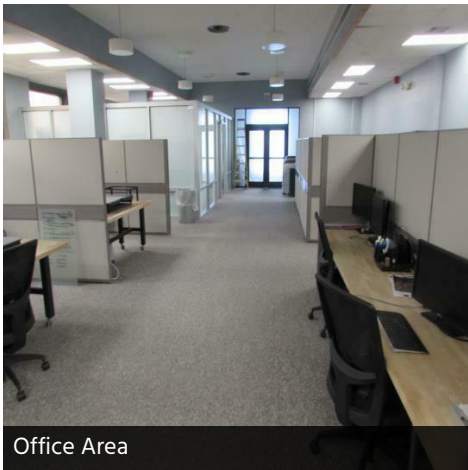314.721.5611
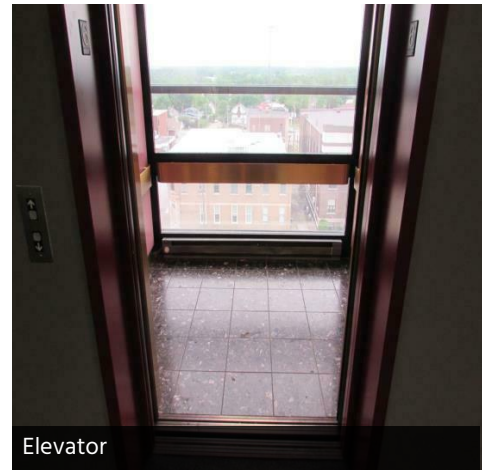jeff@jeisenberg.com

ADDITIONAL PHOTOS

Front of Building

Parking Lot

Office Area

Reception Area

Elevator

Vault

7th Floor Banquet Area

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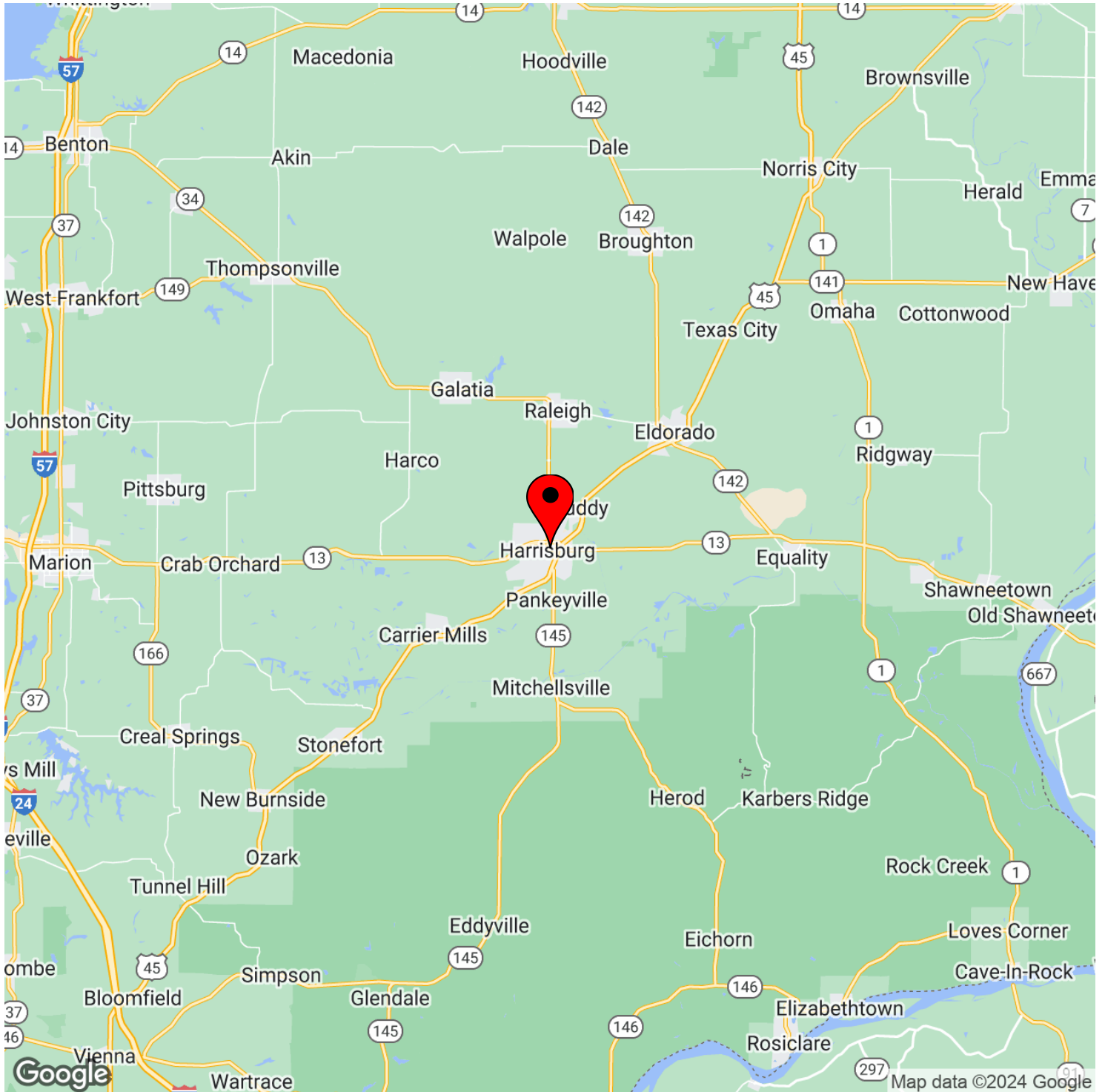314.721.5611
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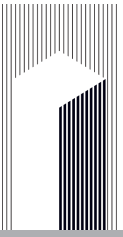
REGIONAL MAP

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DEMOGRAPHIC OVERVIEW - 3 MILES

Key Facts

1 N Vine St, Harrisburg, Illinois, 62946
Ring of 3 miles

KEY FACTS

9,033
Population

44.4
Median Age

2.2
Average Household Size

$39,886
Median Household Income

EDUCATION

14.1%
No High School Diploma

26.5%
High School Graduate

40.8%
Some College/ Associate's Degree

18.6%
Bachelor's/Grad/ Prof Degree

BUSINESS

526
Total Businesses

5,396
Total Employees

EMPLOYMENT

56.3%
White Collar

23.7%
Blue Collar

20.1%
Services

7.1%
Unemployment Rate

INCOME

$39,886
Median Household Income

$26,444
Per Capita Income

$73,523
Median Net Worth

2023 Households by income (Esri)

The largest group: <$15,000 (17.1%)
The smallest group: $200,000+ (2.1%)

Indicator ▲	Value	Diff
<$15,000	17.1%	+1.5%
$15,000 - $24,999	16.2%	+4.9%
$25,000 - $34,999	11.2%	+0.9%
$35,000 - $49,999	13.8%	-0.2%
$50,000 - $74,999	16.1%	-0.6%
$75,000 - $99,999	10.9%	-0.8%
$100,000 - $149,999	8.5%	-3.0%
$150,000 - $199,999	4.1%	-0.9%
$200,000+	2.1%	-1.6%

Bars show deviation from 17165 (Saline County)

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