

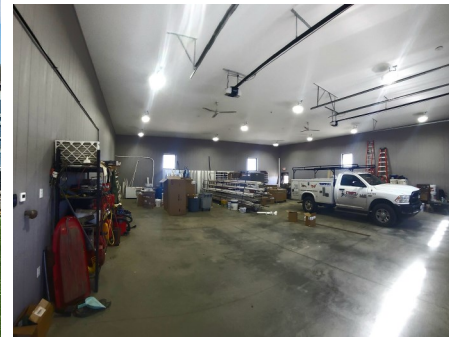


# Commercial Building with 3.2 Acres for Sale - Shelby County

**T R O P H Y**  
PROPERTIES AND AUCTION  
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**NEW PRICE!**



**PROPERTY ADDRESS:**

900 E Main Street  
Moweaqua, IL 62550

**PRICE:** \$1,165,000

**ACRES:** 3.22±

**COUNTY:** Shelby

**PROPERTY HIGHLIGHTS:**

- High quality construction with efficiency in mind
- Radiant heating throughout office and shop.
- Spray in insulation and a Dryvit exterior help keep utilities to a minimum.
- LED lighting
- 16 ft shop ceilings with 4, 14 ft overhead doors.
- Room to expand with 3.2 Acres.
- Easy access to US-51 allows for only a 20 minute drive to Decatur

**PROPERTY DESCRIPTION:**

Come discover this quality constructed, commercial property located in Moweaqua, Illinois situated just 20 minutes from Decatur with easy access to US-51. This facility features radiant heating across both the office space and the high-capacity shop, ensuring a comfortable work environment year-round.

The property boasts 16-foot ceilings in the shop area, complemented by four 14-foot overhead doors that allow access for most vehicles and equipment. Spray-in insulation, a high-quality Dryvit exterior, and energy-efficient LED lighting were thoughtfully utilized to minimize utility costs.

On 3.2 acres with ample room for expansion, this location offers potential for businesses looking to grow and evolve.



**PRESENTED BY:**

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**TROPHY**  
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Broker does not guarantee the accuracy of sq. ft., lot size, or other information, buyer is advised to independently verify the accuracy of information through personal