

DISCOVER PROPERTY

2800 N. Water Street | Decatur, IL

Asking Price: \$6,500,000



Approx. 40,000 sq. ft. building on 3.3 acres located in the center of the city with access to nearly every major amenity. This high-capacity, flexible space is built for movement, gatherings, and scalable operations across multiple industries.

Key Features

- Open-concept lobby & café space
- Large auditorium w/ stage & production
- Multiple offices, classrooms, breakout rooms
- 16–20 ft ceilings
- Strong parking & accessibility

Potential Uses

- Event & Wedding Venue
- Corporate HQ / Training Facility
- Education / Private School
- Arts / Entertainment Venue
- Wellness / Fitness Facility
- Redevelopment Opportunity

