



**COLDWELL  
BANKER  
COMMERCIAL**  
DEVONSHIRE REALTY

## OFFICE FOR SALE OR LEASE

\$199,000 / \$10.00 / SF



OFFICE

FOR SALE/LEASE



### 6300 S. 6<sup>th</sup> Street,

Springfield, IL 62707

+/- 3,260 SF

OFFICE

#### SALE PRICE

\$199,000

#### LOT SIZE

1.05 AC

#### LEASE TYPE

Modified Gross

#### YEAR BUILT

1981

#### LEASE PRICE

\$10.00 / SF

#### BUILDING SIZE

+/- 3,260 SF

#### ZONING

S-2; R-5b

#### PARKING

15 Spaces

### PROPERTY DESCRIPTION

3,260 SF +/- freestanding office building available for sale and lease. The interior was completely renovated in 2011, as well as updates to plumbing, electrical, and mechanicals. Layout now features a reception area, 9 private offices (2 currently used for storage), a conference room, a large break room/kitchen, and 3 ADA compliant restrooms. The building is clean, well-maintained and ready for a new owner or tenant! The property could accommodate additional development towards the front of the lot. Priced well below fair market value (\$314,358). Please bring offers!

### AREA DESCRIPTION

From Toronto Rd, turn south onto S. 6<sup>th</sup> St Frontage Rd. Property is on SE side of street.



**BLAKE PRYOR**

217-725-9518

bpryor@cbcdr.com



CBCDR.COM

**COLDWELL BANKER COMMERCIAL  
DEVONSHIRE REALTY**  
Springfield, IL  
217-547-6650

© 2020 Coldwell Banker Real Estate LLC, Coldwell Banker Commercial Affiliates. All Rights Reserved. Coldwell Banker Real Estate LLC, Coldwell Banker Commercial Affiliates fully supports the principles of the Equal Opportunity Act. Each Office is Independently Owned and Operated. Coldwell Banker Commercial and the Coldwell Banker Commercial Logo are registered service marks owned by Coldwell Banker Real Estate LLC, dba Coldwell Banker Commercial Affiliates.



**COLDWELL  
BANKER  
COMMERCIAL**  
DEVONSHIRE REALTY

# OFFICE FOR SALE OR LEASE

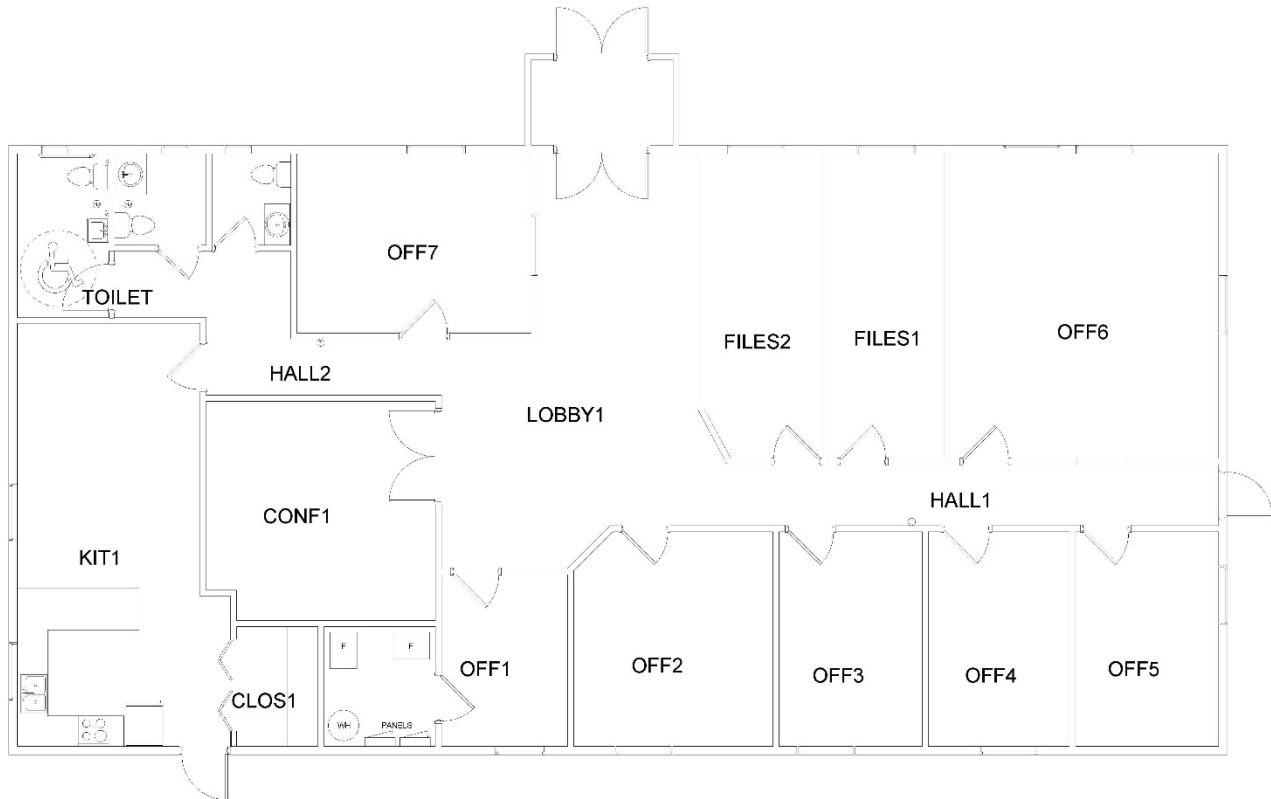
\$199,000 / \$10.00 / SF



OFFICE

FOR SALE/LEASE

## FLOOR PLAN



**BLAKE PRYOR**  
217-725-9518  
bpryor@cbcdr.com

