

FOR SALE OR LEASE

\$209,000 / \$10 / SF / Mod. Gross



**COLDWELL
BANKER
COMMERCIAL**
DEVONSHIRE REALTY



6300 S. 6th Street,
Springfield, IL 62707

Property Information

BUILDING SIZE

3,260 +/- SF

LOT SIZE

1.05 AC

LEASE PRICE

\$10 / SF

LEASE TYPE

Modified Gross

PARKING

15 Spaces

YEAR BUILT

1981

ZONING

S-2 ; R-5b

TAX PIN

22-34.0-176-016

22-34.0-176-011

PROPERTY DESCRIPTION

3,260 SF +/- freestanding office building currently leased to a single tenant. 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.

AREA DESCRIPTION

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



Blake Pryor

217-725-9518

bpryor@cbcdr.com



OFFICE

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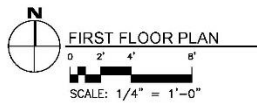
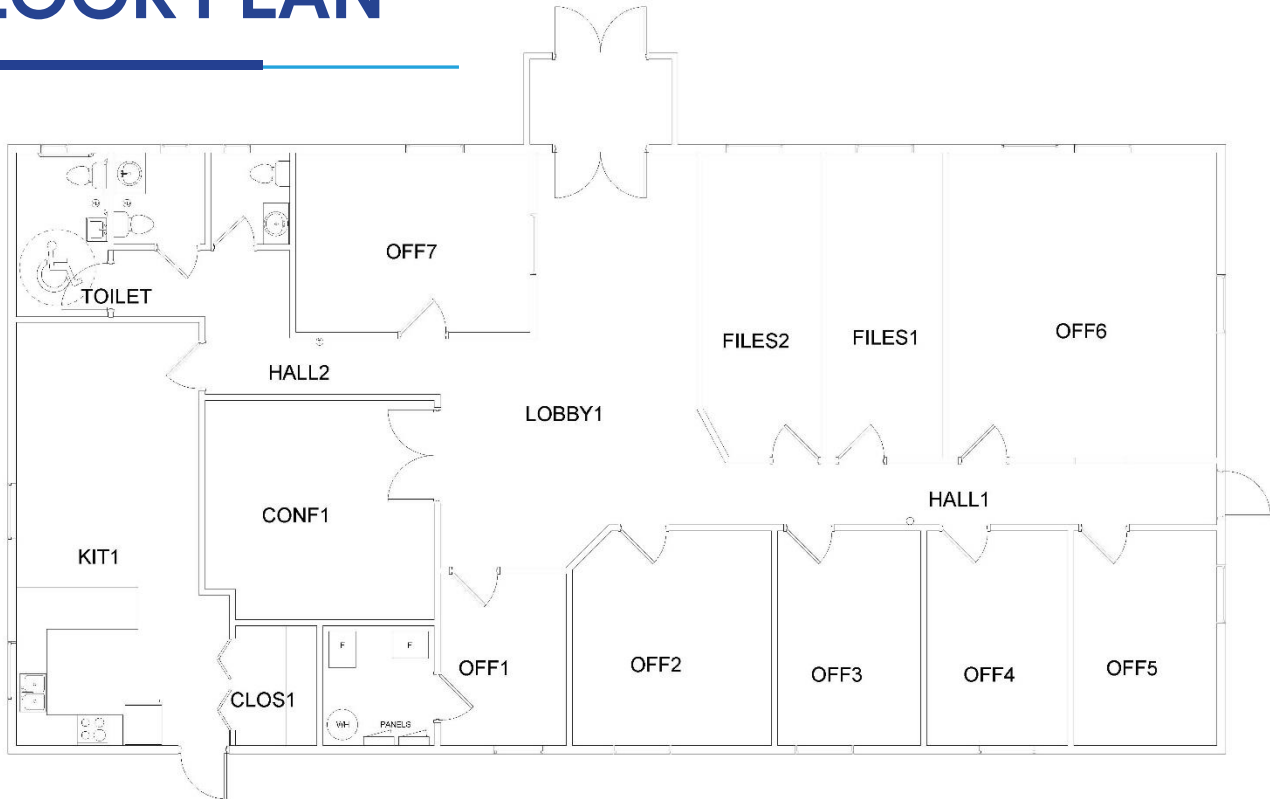
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FLOOR PLAN



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