



**COLDWELL BANKER  
COMMERCIAL**  
DEVONSHIRE  
REALTY

# Concrete Block Building South of Downtown Springfield

\$89,900

FOR SALE



## 1507 S 9<sup>th</sup> Street

Springfield, IL 62703

2,730 SF

OFFICE

### SALE PRICE

\$89,900

### YEAR BUILT

1968 – 1974

### TAX PIN

22-03.0-127-011

### BUILDING SIZE

2,730 SF

### ZONING

B-1

### RE TAXES

\$3,513.14

## PROPERTY DESCRIPTION

The property is a freestanding concrete block building located south of Downtown Springfield. There is a 1,950 SF showroom currently used as a dental lab with a break room, single office, and a restroom. Also, there is a 780 SF garage with a 10'w x 8't overhead door, a utility sink, and washer/dryer hookup. The owner replaced the roof in 2014-2016, the HVAC in 2017, and re-sealed the parking lot in 2015. Priced to sell.

## AREA DESCRIPTION

Springfield is the capital of Illinois. It is located in central Illinois and is accessed by Interstate 55 and Interstate 72. It is approximately 202 miles southwest of Chicago and 92 miles northeast of St. Louis. The historic US Route 66 crosses Illinois from Chicago to East St. Louis, which includes Springfield.



**BLAKE PRYOR**

217.725.9518

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# AERIAL



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