



**COLDWELL BANKER
COMMERCIAL**
DEVONSHIRE
REALTY

Freestanding Building Located on Zero Lot Line and Hard Corner Near Downtown

SALE OR LEASE



1825 S. 6th St
Springfield, IL 62703

3,700 SF

OFFICE

RETAIL

SALE PRICE

\$320,000

LEASE PRICE

\$2,500/mo / Net

AVAILABLE SPACE

3,700 SF

PARKING

15 Spaces

TAX PIN

22-03.0-151-009

ZONING

S-2

PROPERTY DESCRIPTION

Subject Property is a freestanding office building located on a zero-lot line and a hard corner south of Downtown Springfield. The layout consists of an open office/reception area, a private office, a kitchenette, an open work or service room/storage area, two receiving areas (1 double door, 1 overhead door), and a vault. The owner made several improvements since owning the property, which include: overhead door and ramp installation, ductwork replacement, kitchenette addition, and bathroom renovation among others.

AREA DESCRIPTION

Springfield is the capital of Illinois. It is located in central Illinois and accessed by both 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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**COLDWELL BANKER COMMERCIAL
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Springfield, IL
217-547-6650

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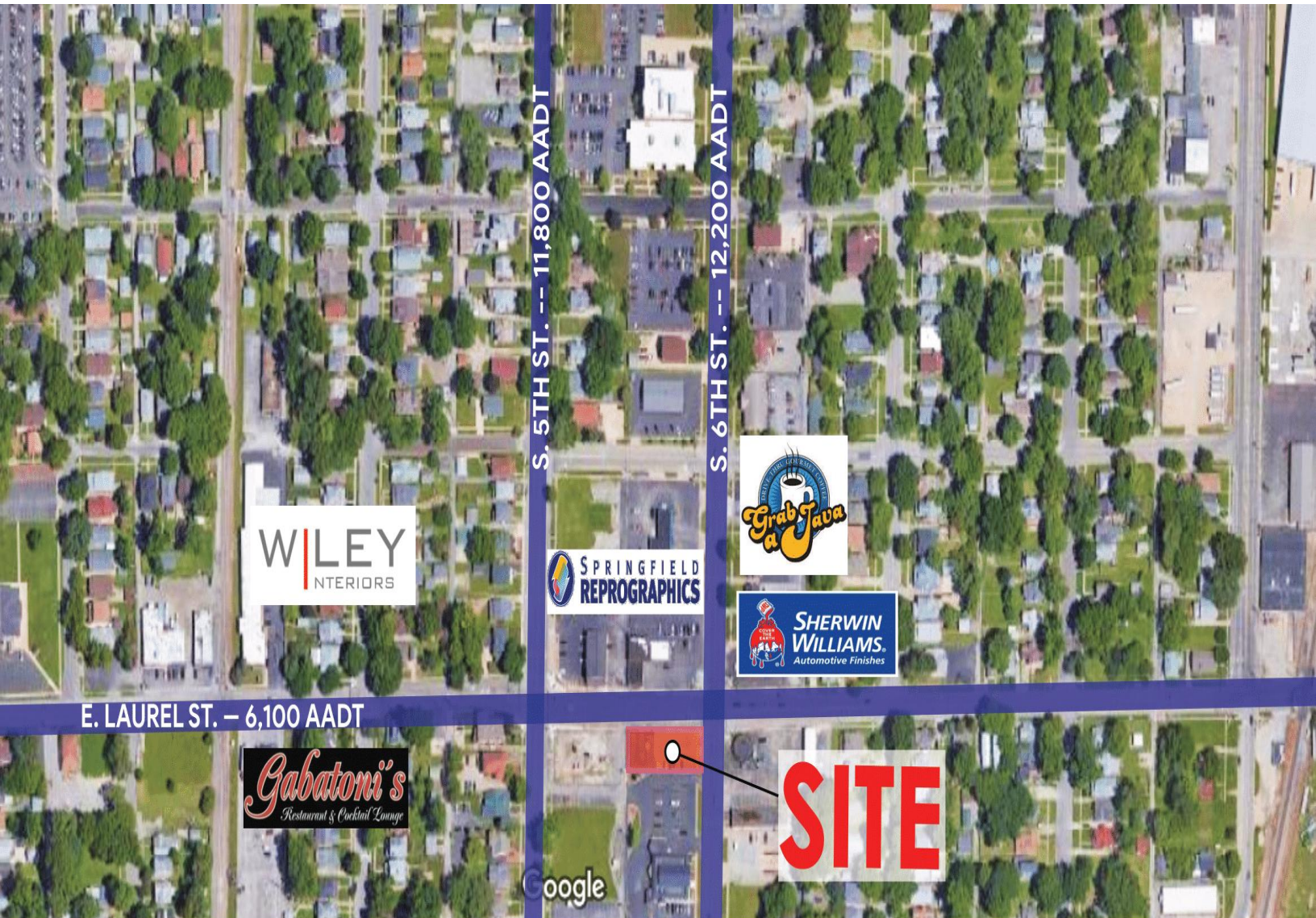


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AERIAL



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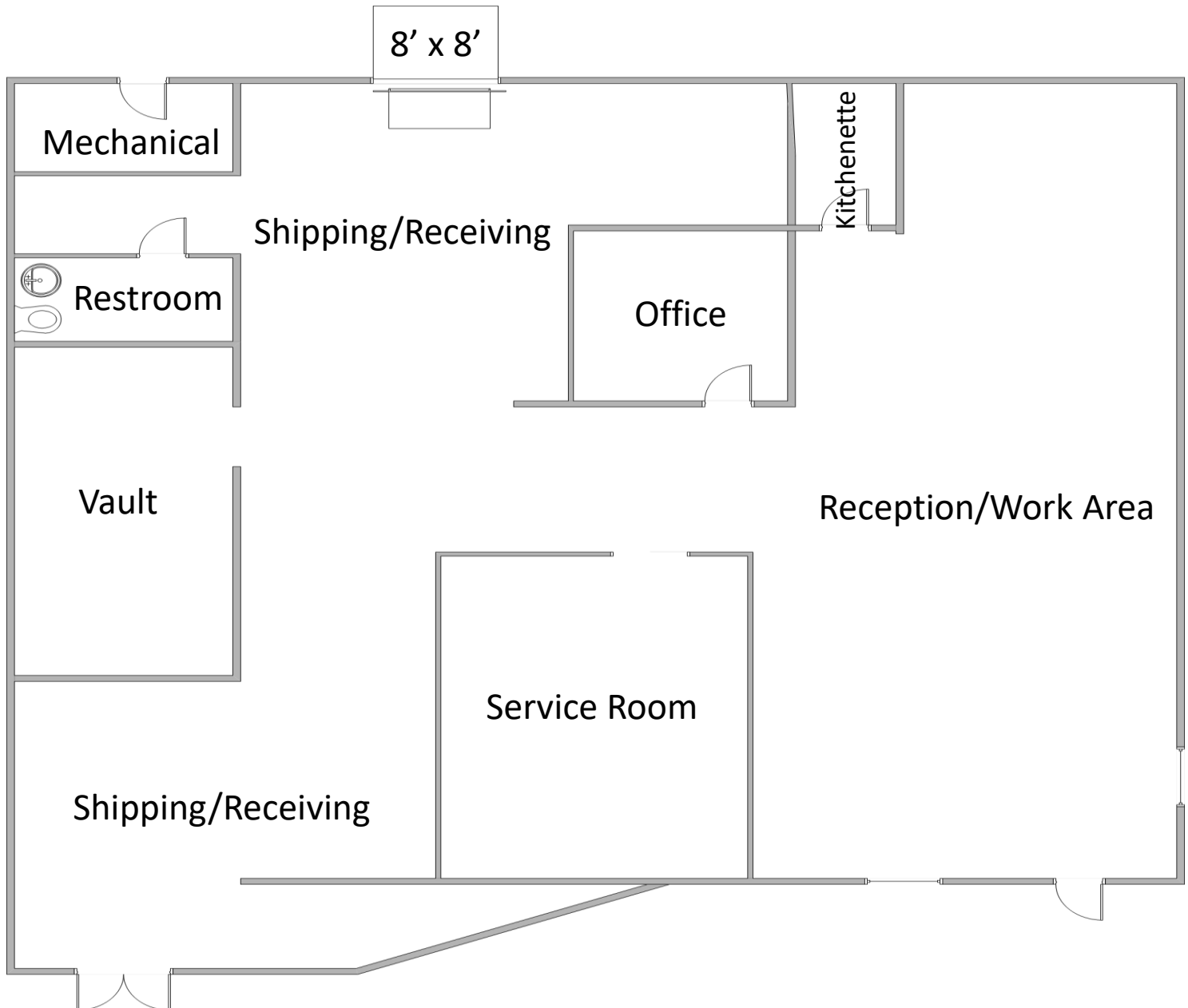


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SALE/LEASE

FLOOR PLAN



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