



**COLDWELL BANKER
COMMERCIAL**
DEVONSHIRE
REALTY

Freestanding Office Building Near Springfield Clinic Main Campus & Downtown Springfield

FOR SALE



923 & 931 S. 5th St

Springfield, IL 62703

5,915 SF

OFFICE

SALE PRICE

\$299,000

BUILDING SIZE

5,915 SF

YEAR BUILT

1968

PARKING

17 Spaces

TAX PIN

14-34.0-311-030
14-34.0-311-024

ZONING

R-5b

PROPERTY DESCRIPTION

Freestanding office building near Springfield Clinic Main Campus and south of Downtown Springfield. The building features a front airlock entrance that opens into a lobby with two single-user restrooms, an open work/sales area and showroom, and an open office area. A hallway leads to several rooms used for private offices, repair, and storage, a kitchenette, and two multi-user restrooms. The back of the building contains a heated garage addition with a 7't x 9'w overhead door. Also, the offering includes a 152' x 30' lot south of the office building.

AREA DESCRIPTION

The property has 120' feet of frontage on S. 5th St with a traffic count of 9,200 AADT. It is across the street from the Springfield Clinic Main Campus, south of Downtown Springfield, and near many historic landmarks including The Governor's Mansion, Lincoln Home Nat'l Historic Site, the Old State Capitol, and the Illinois State Museum



BLAKE PRYOR
217.725.9518
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**COLDWELL BANKER COMMERCIAL
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Springfield, IL
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AERIAL



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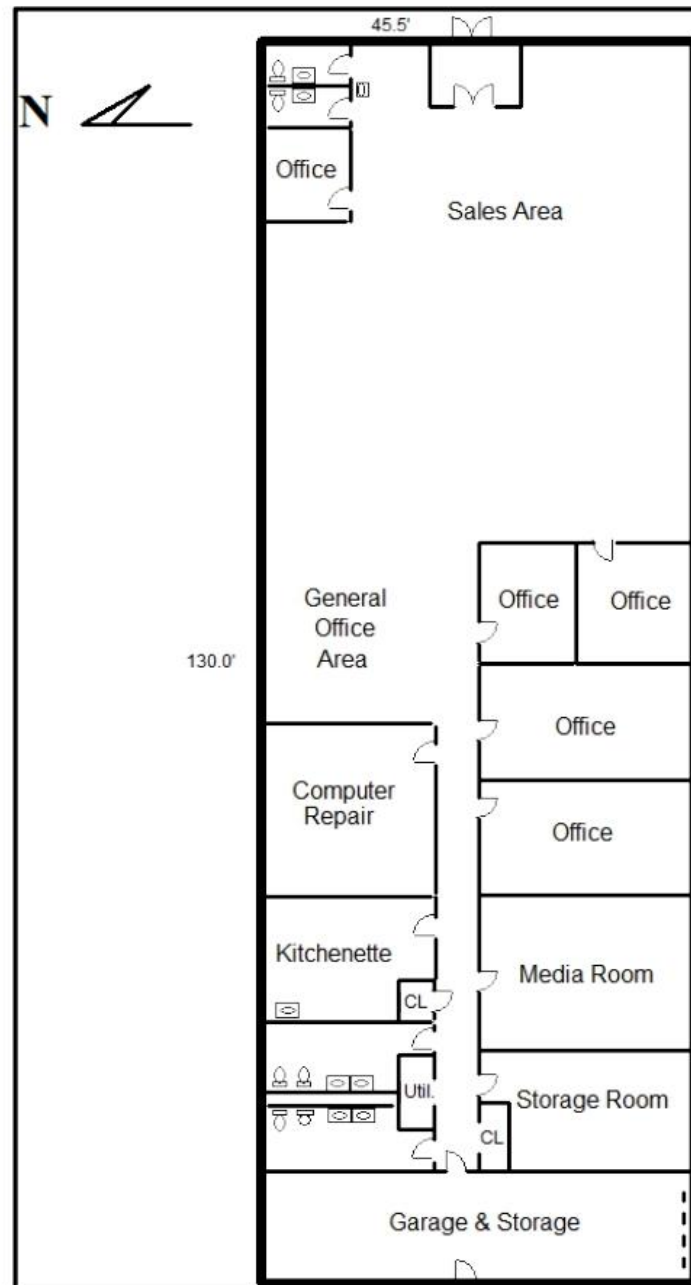


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Freestanding Office Building Near Springfield Clinic Main Campus & Downtown Springfield

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BUILDING FOOTPRINT



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