

OFFERING MEMORANDUM



**COLDWELL BANKER
COMMERCIAL**
DEVONSHIRE
REALTY

**6405 Canadian Cross Dr
Springfield, IL 62711**

Energy-Efficient Professional
Office Building with Interstate
Visibility **For Sale**



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USE AGREEMENT



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OVERVIEW



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Coldwell Banker Commercial Devonshire Realty (CBCDR) is proud to exclusively offer for sale this energy-efficient professional office building with interstate visibility in Springfield, IL.

The property is freestanding office building in a park-like setting built in 1990 for the Illinois Jaycees and most recently used by Prairie Engineers. The layout features a lobby/reception area, a large workroom with multiple workstations in place, 5 sizable private offices, a conference room with a wet bar, a kitchen/break room, a print/copier room, 2 restrooms, and a mechanical room. Further, there is a detached shed on the property for additional storage. The property underwent several improvements in recent years – New Roof (2014), Solar Panel installation (2014), LED Lighting installation (2016), and New Furnace (2022). The furniture in place is negotiable, and the asking price is well below fair market value (\$350,637).

The property has a convenient location just off Interstate 55. It has traffic counts of 43,600 AADT and is part of the historic US Route 66 from Chicago to St. Louis. The University of Illinois at Springfield is located northeast of this site. Other nearby sites include plenty of professional office, shopping/retail, and multiple neighborhoods bordering Lake Springfield near the site.

Springfield is the Capital of Illinois. It is located in Central Illinois and is accessed by both Interstate 55 and Interstate 72. It is approximately 202 miles southwest of Chicago and 92 miles northeast of St. Louis.

PROPERTY INFORMATION

ADDRESS	6405 Canadian Cross Dr, Springfield, IL 62711
ASKING PRICE	\$300,000
AVAILABLE SPACE	3,500 SF
LOT SIZE	0.76 AC
ZONING	B-3, General Business District (Sangamon County)
YEAR BUILT	1990
PARKING	20 Spaces



AERIAL



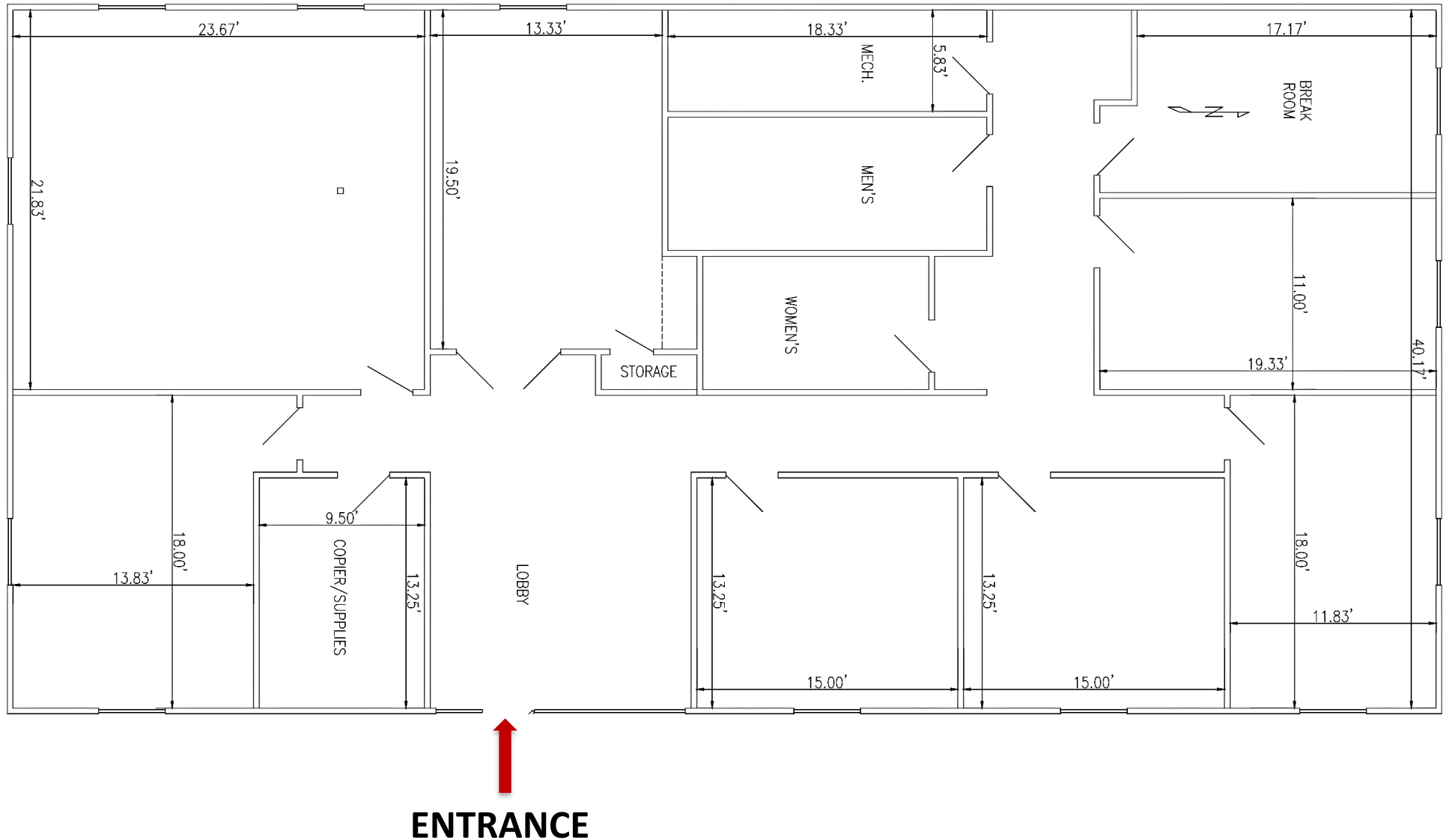
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FLOOR PLAN



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EXTERIOR PHOTOS



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INTERIOR PHOTOS



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INTERIOR PHOTOS



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PROPERTY HIGHLIGHTS

- Energy-Efficient Building
- Near UIS among many others
- Interstate Visibility
- Several Recent Property Updates
- Price Below Fair Market Value
- Furniture is Negotiable