



**COLDWELL BANKER  
COMMERCIAL**  
DEVONSHIRE  
REALTY

## CAR WASH

\$825,000

FOR SALE



### 2208 W. Springfield Ave.

Champaign, IL 61821

**7,680 SF**

**RETAIL**

#### SALE PRICE

\$825,000

#### BUILDING SIZE

7,680 SF

#### TAX PIN

41-20-10-451-027

#### ZONING

CG- Commercial General

#### YEAR BUILT

1979

#### NOI

2024- \$108,346\*  
2025- \$75,000-\$80,000 Projected  
based on current performance

#### RE TAXES

\$21,348.98

#### LOT SIZE

0.75 AC

### PROPERTY DESCRIPTION

The subject property is a twelve bay self-service car wash. Located in the middle of the building is storage, mechanical/maintenance room and one restroom. The building is a block building constructed in 1979 and totals 7,680 SF. The building has 3-Phase, 600 amp service. There may be a need for a cross-access parking agreement with 2206 W. Springfield next door to the east.

\*Six of the twelve bays were not operable in 2023 and part of 2024. All twelve bays were operable as of August 2024.

This property can also be purchased along with 2206 W. Springfield Ave.

### AREA DESCRIPTION

The subject property is located along west Springfield Avenue and just west of Country Fair Drive. Springfield Avenue is an arterial road and has a traffic count of 16,200 vehicles per day at this location. The area is a mixture of retail/office and multi-family use. National retailers in the area are Burger King, Taco Bell, Papa Johns, Dunkin Donuts, Circle K and regional banks like Busey and Heartland Bank & Trust.



**ZACH WETHERELL, CCIM**

217-403-3374

[zach.wetherell@cbcdr.com](mailto:zach.wetherell@cbcdr.com)  
[cbcdr.com](http://cbcdr.com)



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201 W Springfield Ave. 11th Floor  
Champaign, IL 61820  
217-352-7712

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## AERIAL PLAT

### GIS Webmap Public Interface Champaign County, Illinois



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Date: Monday, May 20, 2024



**ZACH WETHERELL, CCIM**

217-403-3374

[zach.wetherell@cbcdr.com](mailto:zach.wetherell@cbcdr.com)  
cbcdr.com



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