



**COLDWELL BANKER
COMMERCIAL**
DEVONSHIRE
REALTY

Well-Positioned, Competitively Priced Office Building

FOR SALE



2912 Stanton St

Springfield, IL 62703

4,800 SF

OFFICE

AVAILABLE SPACE

4,800 SF

ASKING PRICE

\$199,000

LOT SIZE

1.03 AC

PARKING

35 Spaces

TAX PIN

22-11.0-376-011

ZONING

PUD, Planned Unit
Development (Office
World)

PROPERTY DESCRIPTION

The property is a freestanding office building that could easily adapt to a variety of business needs. The south side features a small entryway leading to a reception area, showroom, two private offices, an open work area, two restrooms, and a break room. On the north side, a larger reception area welcomes visitors and connects to two additional private offices, a spacious conference room, a break area, and two more restrooms. At the rear of the building, an open space with double-door access to the parking lot is well-suited for shipping and receiving, small-scale assembly, or service operations. The building sits on a generous lot with ample room for expansion or additional parking. The Seller is highly motivated and priced to sell.

AREA DESCRIPTION

Located within the Lake Victoria PUD and an Enterprise Zone, the area is a unique blend of residential, commercial, and specialty uses. Nearby amenities include a retirement community, multi-family and single-family housing, office and light retail spaces, churches, and nonprofit service providers. The setting is peaceful yet well-connected – just minutes from Interstate 55, shopping centers, restaurants, and a large local workforce.



BLAKE PRYOR, CCIM

217.725.9518

bpryor@cbcdr.com

cbcdr.com



**COLDWELL BANKER COMMERCIAL
DEVONSHIRE REALTY**
Springfield, IL
217-547-6650

©2025 Coldwell Banker. All Rights Reserved. Coldwell Banker Commercial® and the Coldwell Banker Commercial logos are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Anywhere Advisors LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Equal Opportunity Act.

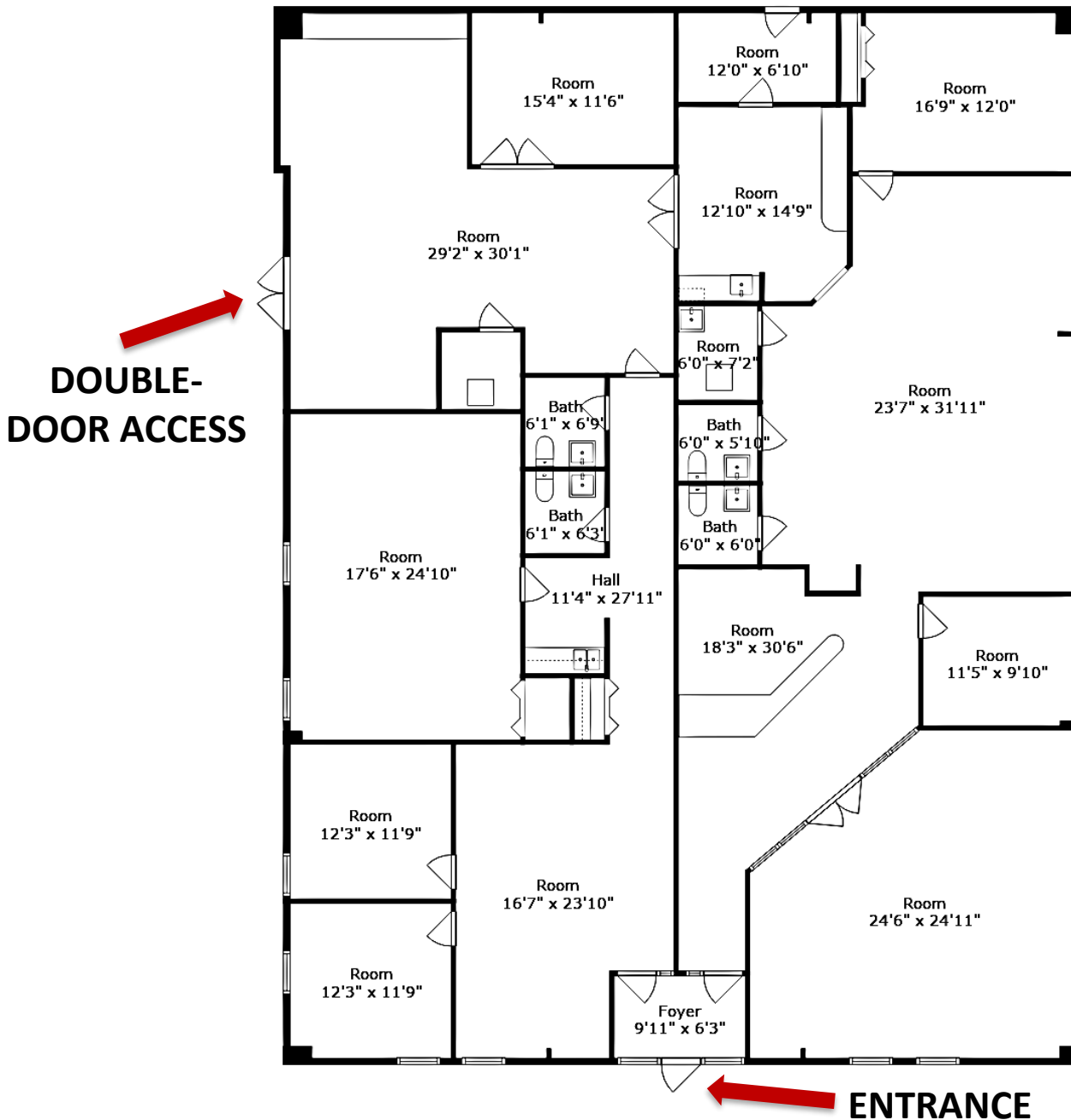


**COLDWELL BANKER
COMMERCIAL**
DEVONSHIRE
REALTY

Well-Positioned, Competitively Priced Office Building

FOR SALE

FLOOR PLAN



BLAKE PRYOR, CCIM
217.725.9518
bpryor@cbcdr.com
cbcdr.com





**COLDWELL BANKER
COMMERCIAL**
DEVONSHIRE
REALTY

Well-Positioned, Competitively Priced Office Building

FOR SALE

AERIAL



BLAKE PRYOR, CCIM
217.725.9518
bpryor@cbcdr.com
cbcdr.com



**COLDWELL BANKER COMMERCIAL
DEVONSHIRE REALTY**
Springfield, IL
217-547-6650

©2025 Coldwell Banker. All Rights Reserved. Coldwell Banker Commercial® and the Coldwell Banker Commercial logos are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Anywhere Advisors LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Equal Opportunity Act.



**COLDWELL BANKER
COMMERCIAL**
DEVONSHIRE
REALTY

Well-Positioned, Competitively Priced Office Building

FOR SALE

PHOTOS



BLAKE PRYOR, CCIM
217.725.9518
bpryor@cbcdr.com
cbcdr.com



**COLDWELL BANKER COMMERCIAL
DEVONSHIRE REALTY**
Springfield, IL
217-547-6650

©2025 Coldwell Banker. All Rights Reserved. Coldwell Banker Commercial® and the Coldwell Banker Commercial logos are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Anywhere Advisors LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Equal Opportunity Act.



**COLDWELL BANKER
COMMERCIAL**
DEVONSHIRE
REALTY

Well-Positioned, Competitively Priced Office Building

FOR SALE

PHOTOS



BLAKE PRYOR, CCIM
217.725.9518
bpryor@cbcdr.com
cbcdr.com

