



**COLDWELL BANKER
COMMERCIAL**
DEVONSHIRE
REALTY

Affordable, Flexible Commercial Building

FOR SALE



2908 Ridge Ave

Springfield, IL 62702

4,236 SF

RETAIL

AVAILABLE SPACE

4,236 SF

ASKING PRICE

\$149,000

LOT SIZE

0.43 AC

YEAR(S) BUILT

1970, 1972, 1985

TAX PIN

14-24.0-380-016
14-24.0-380-008

ZONING

B-1, Highway Business
Service District

PROPERTY DESCRIPTION

This 4,236 SF masonry and block building, constructed between 1970 and 1985, offers a highly adaptable layout and excellent value for a wide range of business uses. The front of the building features a small reception or customer service area that flows into a large, climate-controlled showroom — perfect for retail or display space. Behind that, a middle section could serve as a workroom, production area, or storage and includes access to a restroom. At the rear is a spacious shop area with suspended heaters and a 7't x 8'w overhead garage door. Outside, the property includes partial fencing, a carport, and two detached storage sheds. Priced well below market value at \$251,856, this is a great opportunity for a buyer to secure a highly functional commercial property in a decent area without overpaying.

AREA DESCRIPTION

Just off North Dirksen Parkway (14,300 AADT) on Springfield's northeast side, this property sits in a busy commercial pocket alongside long-standing neighbors like O'Reilly Auto Parts, Clocktower Community Bank, Casey's, Dollar General and a local laundromat. It's only minutes from multiple interstate exits and surrounded by steady traffic and established businesses.



BLAKE PRYOR, CCIM
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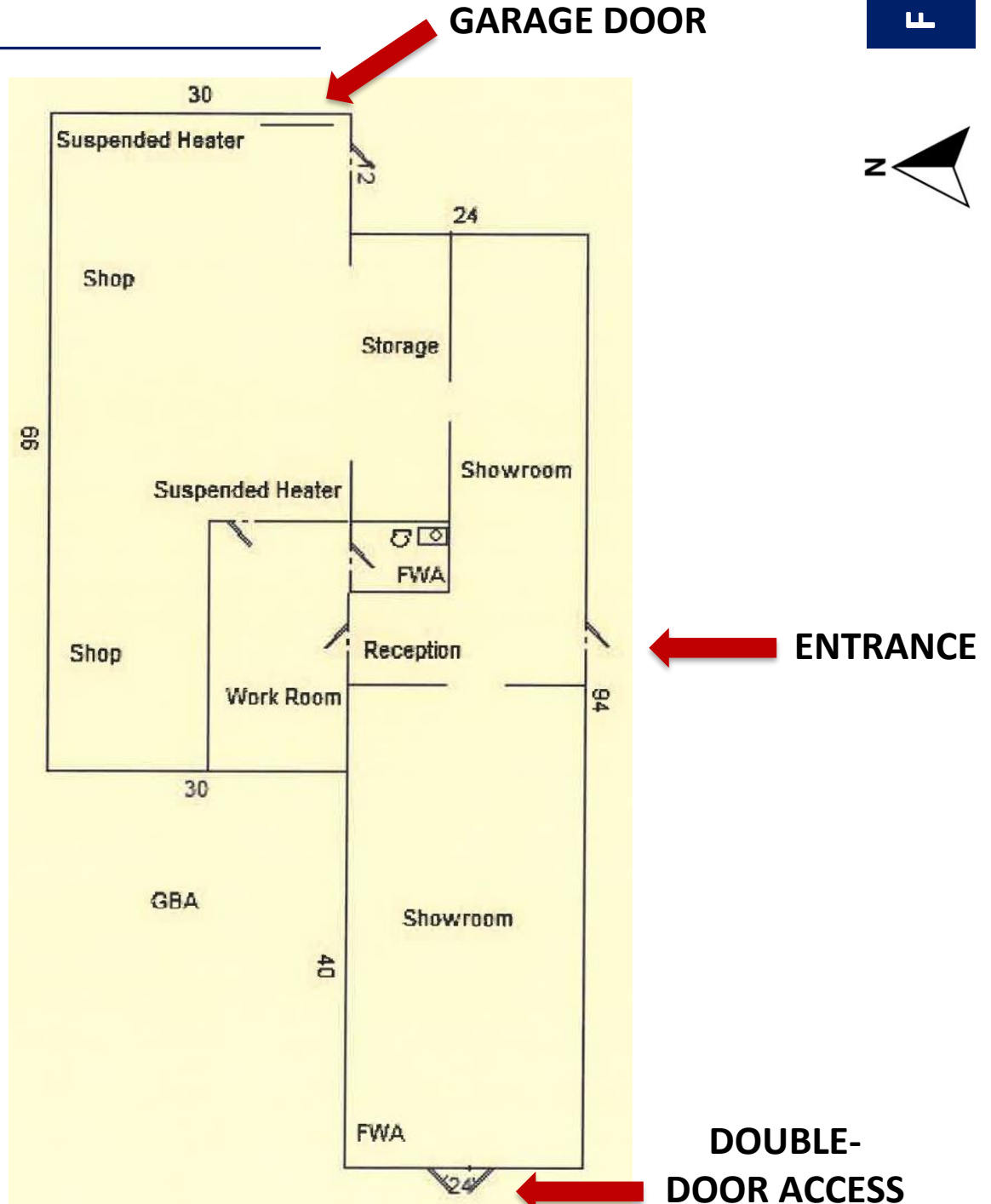


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FLOOR PLAN



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PHOTOS



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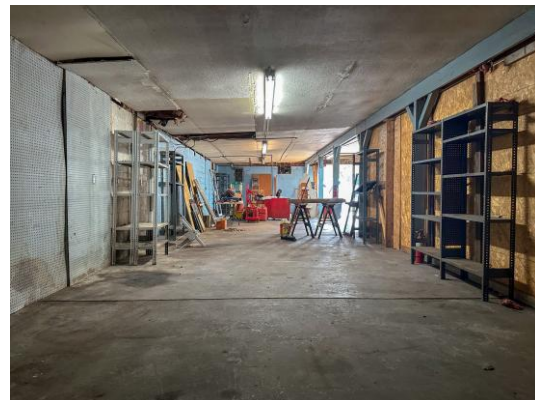


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