



**COLDWELL BANKER  
COMMERCIAL**  
DEVONSHIRE  
REALTY

# Flexible Use Commercial Site at Signalized Intersection in the Mid-Illinois Medical District

**FOR SALE**



## 300 W. North Grand Ave

Springfield, IL 62702

**5,000 SF**

**RETAIL**

### SALE PRICE

\$199,000 SF

### LOT SIZE

0.81 AC

### TAX PIN

14-28.0-226-032

### BUILDING SIZE

5,000 SF – Car Wash  
480 SF – Barbershop

### ZONING

B-1, Highway Business  
District

### RE Taxes

\$7,272.04

### PROPERTY DESCRIPTION

The property is currently Wubs Wash & Wax, a self-serve and automatic car wash, with a detached metal building that is currently a barbershop. The car wash offers 6 self-serve wash bays, 2 automatic wash bays, 2 car vacuum stations, and an indoor office/service area. The car wash roof was replaced in 2019. There is a billboard on the property but does not generate income for the Seller. The offering is priced below well its current fair market value (\$259,731).

### AREA DESCRIPTION

Situated at a signalized intersection along North Grand Avenue, the building offers excellent visibility, accessibility, and multiple points of ingress and egress. The property provides flexibility for continued car wash operation or redevelopment—whether it be QSR, coffee, c-store, auto, medical, banks, or discount retail. Located within Springfield’s Medical District, this corridor has long served as a major commercial and transportation artery. The area continues to experience strong growth with recent developments, including Advanced Medical Transport/Medics First’s new headquarters and clinical training facility in partnership with Memorial Health and Illinois State University’s Mennonite College of Nursing (2022–23), as well as newer facilities for DaVita Kidney Care (2018–19) and KED Plasma (2021).



**BLAKE PRYOR, CCIM**

217.725.9518

[bpryor@cbcdr.com](mailto:bpryor@cbcdr.com)

cbcdr.com



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

©2026 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

# Flexible Use Commercial Site at Signalized Intersection in the Mid-Illinois Medical District

**FOR SALE**

**AERIAL**



**BLAKE PRYOR, CCIM**  
217.725.9518  
[bprior@cbcdr.com](mailto:bprior@cbcdr.com)  
cbcdr.com



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

©2026 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.