



**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

\$194,000

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
Service District

RE Taxes

\$7,009.62

PROPERTY DESCRIPTION

The property is currently Wubs Wash & Wax, an operating 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, 1 automatic wash bay (not currently operational), 1 storage bay, 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 well below the property's current assessed 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).



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AERIAL



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