

**FOR SALE****\$750,000****919 S. Spring, Springfield, IL 62704****Professional Office Building For Sale****Property Information**

| SQ. FT.                                 | LIST PRICE | ZONING | NOI              | YEAR BUILT | TAXES    |
|---|------------|--------|------------------|------------|----------|
| 8,900 + 1,740 SF<br>Garage/Shop/Storage | \$750,000  | R-5b   | Approx. \$81,000 | 1989       | \$15,340 |

**Features**

Great investment opportunity. 8,900 SF office building for sale with a new 5 year lease in place with two 3-year options. Property also includes a 1,740 SF garage/shop/storage building immediately west of the office, tax ID 14330433006.

**Area**

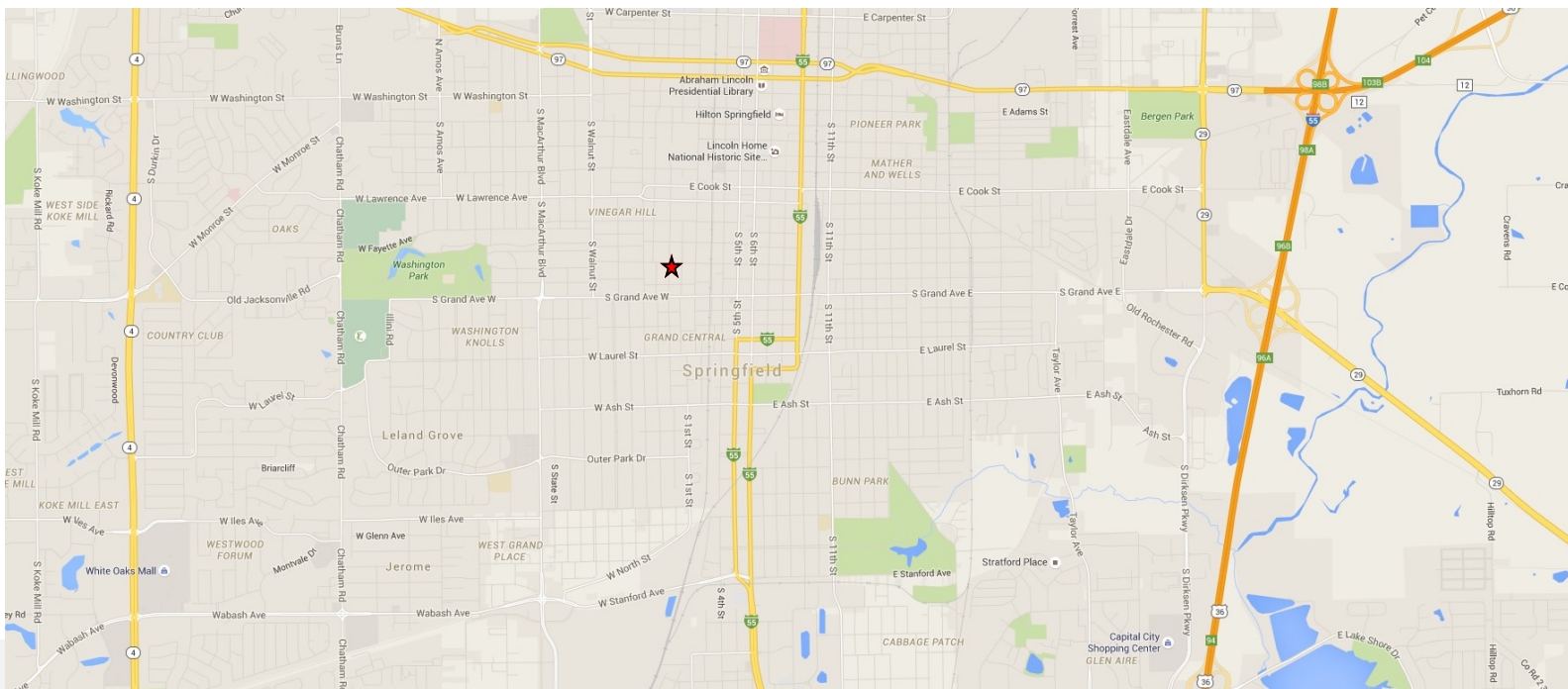
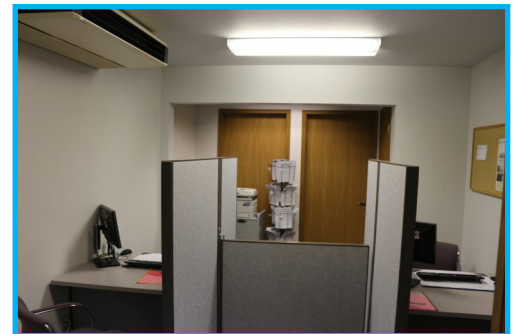
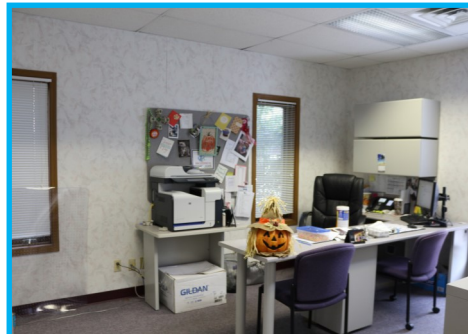
Property is located in the central part of the city just south of downtown Springfield near other professional offices and associations. Neighbors include Big Brothers Big Sisters, Illinois Trucking Association, Help at Home and Community Connection Point among others. Property is within a mile of retailers such as Subway, Shell, Motomart and Walgreens as well as professional offices like the State Capitol Complex and other State offices.

**FOR MORE DETAILS CONTACT:****Curtis Tillett, Managing Broker****217-726-3298****curtis@curtistillett.com****CURTISTILLETT.COM**

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**COLDWELL BANKER COMMERCIAL  
DEVONSHIRE REALTY  
427 E. MONROE, SUITE 400  
SPRINGFIELD, IL 62701**

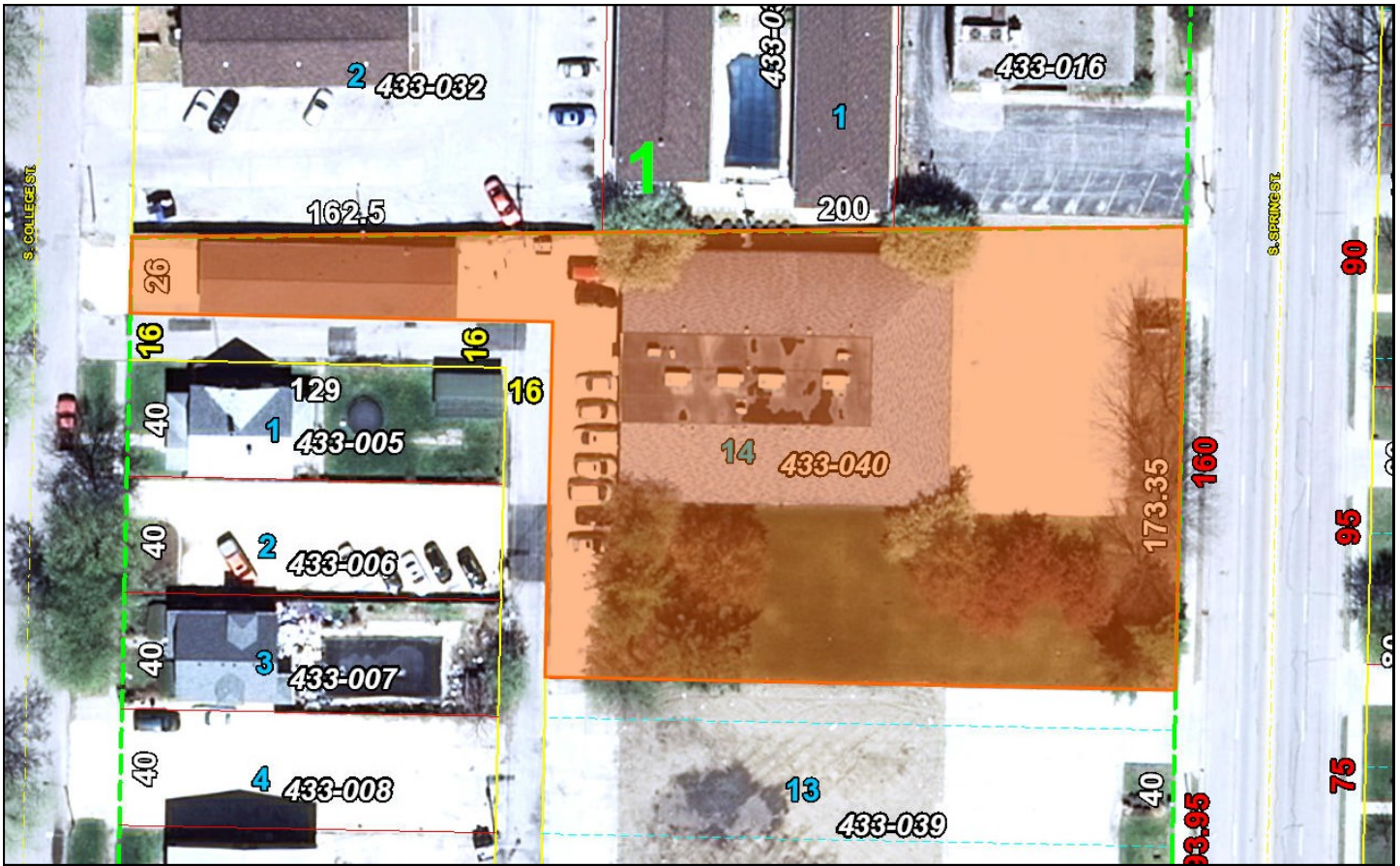
**217-547-6650**

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