

FOR SALE/LEASE

\$359,000 - \$2,000 / Mo. Modified Gross



830 North Grand Ave E, Springfield, IL 62702

Retail Property For Sale/Lease

Property Information

BUILDING SIZE

6,659 SF

AVAILABLE SPACE FOR LEASE

3,188 SF

SALE PRICE

\$359,000

LEASE PRICE

\$2,000 / Mo. Modified Gross

AREA

Subject property is located on North Grand Ave., just North of Downtown Springfield. The property has great visibility and high traffic counts of 10,600 on 9th St and 12,300 on North Grand Ave. This property is located among many retail options, such as McDonald's, CVS, BP Gas Station, K.F.C, and Sam's Italian Pizza.

Property Description

Subject property is a 3-suite retail property in a high traffic location. Property has many recent updates, including roof, HVAC, furnace and water heater. Suites A & C (1,850 SF & 1,621 SF, respectively) are leased. Suite B (3,188 SF) is currently used by owner and is available For Lease at \$2,000 per month. Space features an open retail layout with high ceilings and storage area in the back. Washer/dryer hook-up available in storage area. ADA accessible ramp recently installed.

Team Mathis

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Coldwell Banker Commercial**Devonshire Realty**

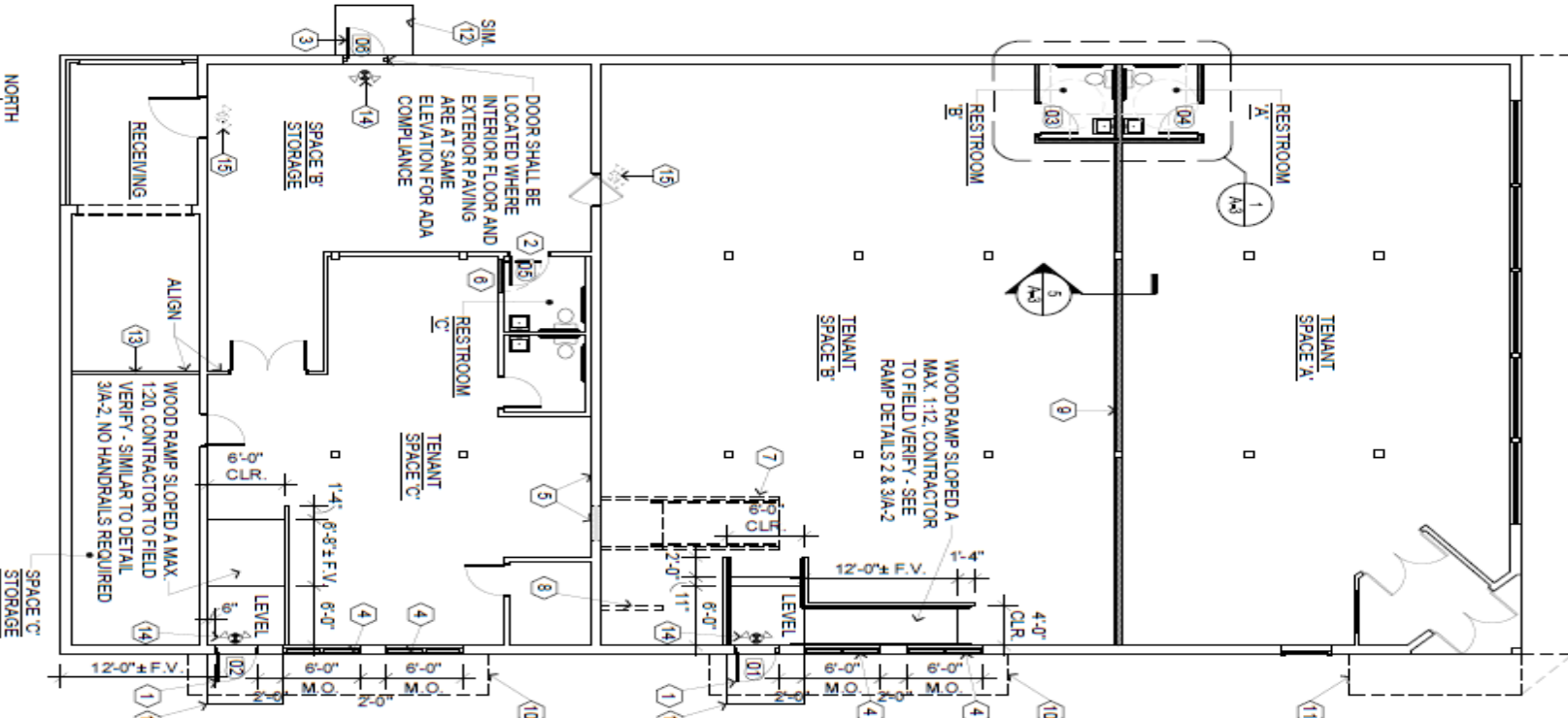
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