

**FOR SALE****\$1,100,000**

## 725 S. 2nd St., Springfield, IL 62704

### Office Building For Sale

#### Property Information

<b>TOTAL BUILDING SQ. FT.</b>	15,300
<b>LIST PRICE</b>	\$1,100,000
<b>ZONING</b>	R-5b
<b>TAX ID NUMBER</b>	14-33.0-428-011
<b>TAXES</b>	\$18,906
<b>LOT SIZE</b>	154' x 173'; .61 acres

#### Features

Subject property is a two-story professional office building with a renewed lease in place that has 4 years remaining in the current term. Annual gross rent beginning 10/1/18 will be \$210,000. Current tenant has occupied building since 2003. Recent repairs/upgrades include all windows on the second floor, stairwells, all restrooms but one and patching/painting of second floor offices.

#### Area

Property is location just blocks from the State Capitol and other State offices as well as minutes from downtown Springfield. Building is surrounded by other professional offices, several retailers and near several residential neighborhoods.

**Curtis Tillett, Managing Broker** | 217-726-3298 | [curtis@curtistillett.com](mailto:curtis@curtistillett.com)

**CURTISTILLETT.COM**

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