

FOR SALE

5201 S. 6th St. Frontage Rd.



Executive Office Building For Sale

Description

Free-standing office building located on the south side of Springfield, just off I-55. Building plan is mostly open with several private corner offices, several multi-purpose rooms, work areas, break areas, large reception/waiting area, and large conference room. Lower level features partially finished space, currently used as an additional conference room along with other areas for cubicles and multi-purpose rooms. The majority of the lower level is unfinished with ample room for storage or future expansion. One storage room is sprinkled. Property situated on large 1+ acre lot with ample parking. 4 AC units in place for each quadrant of the building as well a generator.

List Price:	\$675,000
Sq. Ft.:	8,000 + full lower level
Lot Size:	1.08 acres
Parking:	+/- 50 paved spaces
Taxes:	\$13,658.50
Zoning:	R-5c

For more details, contact:
Curtis Tillett, Broker
217.553.7022
Curtis@curtistillett.com

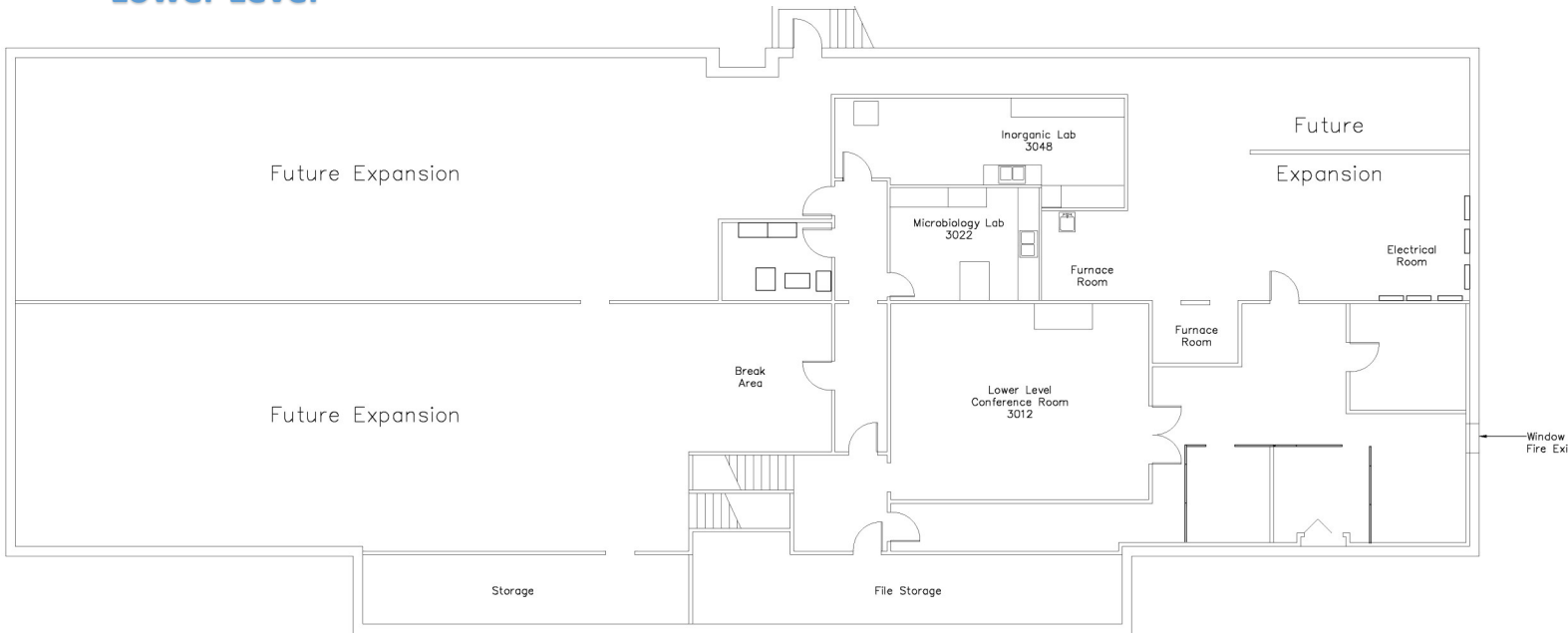
The Real Estate Group-Downtown
907 Clocktower Dr.
Springfield, IL 62704
217.726.3298

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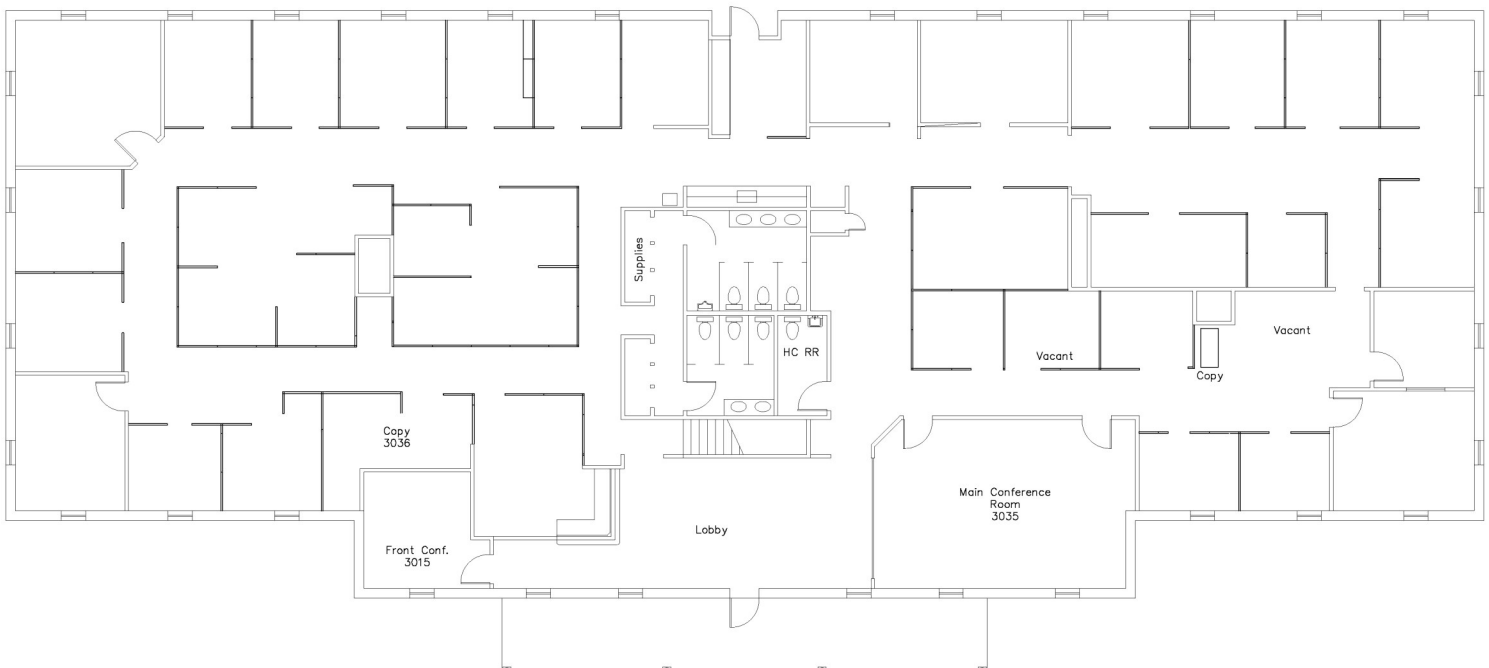
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Lower Level



Main Level

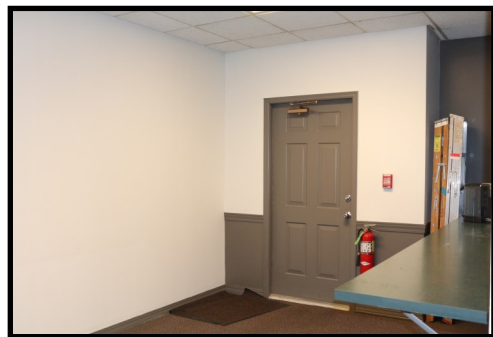
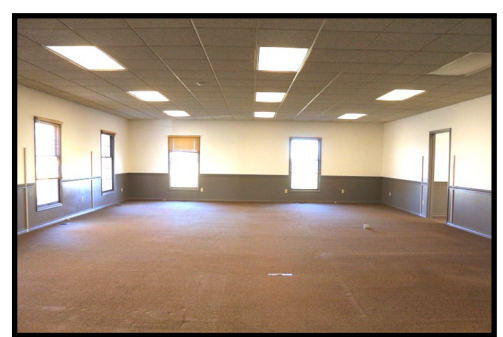
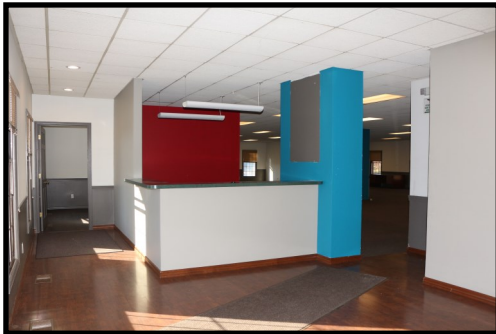


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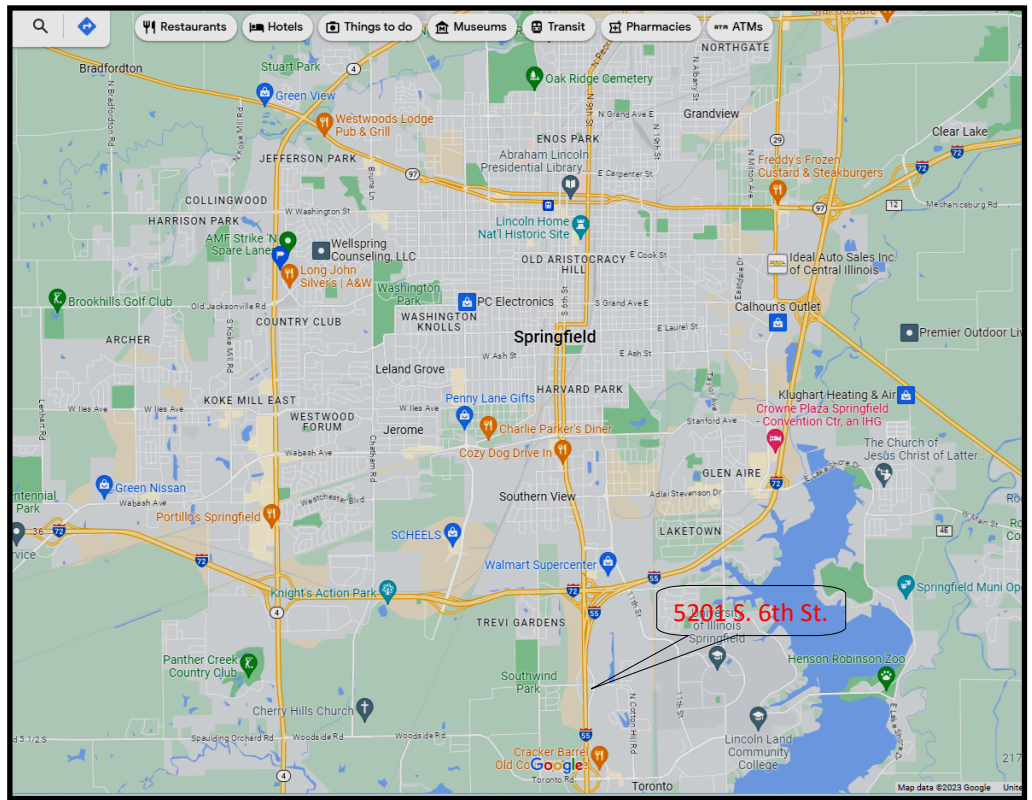
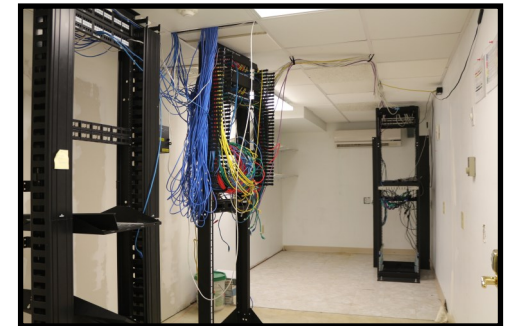
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Lower Level



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