

Commercial Real Estate Services

For Sale
850 S. Spring St.
Springfield, Illinois



LIST PRICE

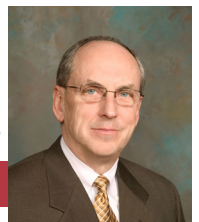
Property Details

\$115,000 (53.24/SF)

- Building: \pm 2,160 SF
Land: \pm 5,041 SF
- Well maintained brick office building ideal for Insurance Companies, Accounting Firms, Law Firms or Counseling Services
- Separate utility meters for Upper & Lower Levels making it ideal for potential rental income - Utility expenses on file
- On site parking
- Convenient to downtown Springfield & State Capitol Complex
- Property is near many other Illinois State and privately owned business (See attached Aerial Map)
- Current owner used building for his CPA practice
- Zoning: R-5B General residence and office districts
- 2017 Real Estate Taxes: \$4,438.34
- Assessors Opinion of Fair Market Value: \$158,841.00

For more information contact:

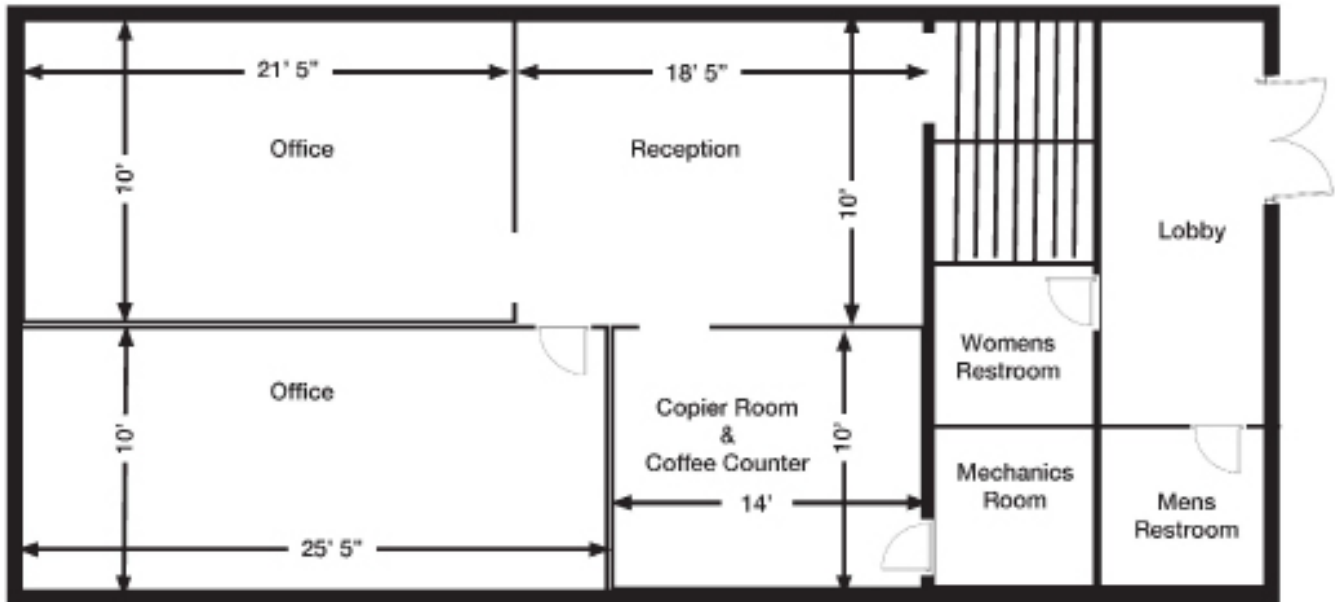
Sam Nichols
Managing Broker



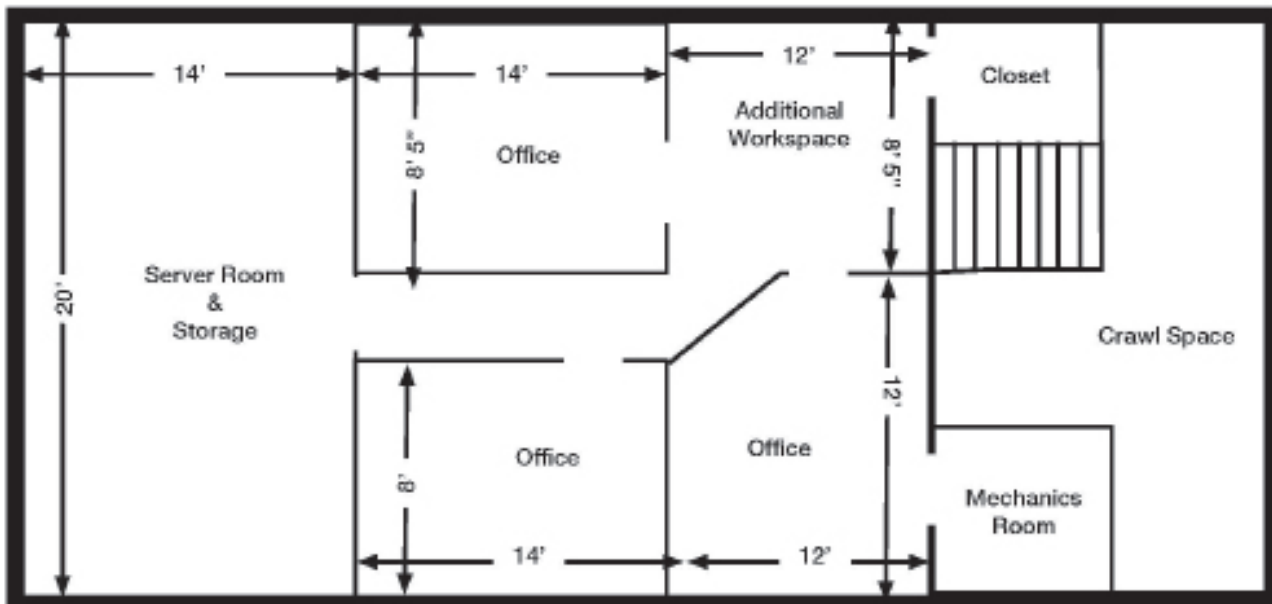
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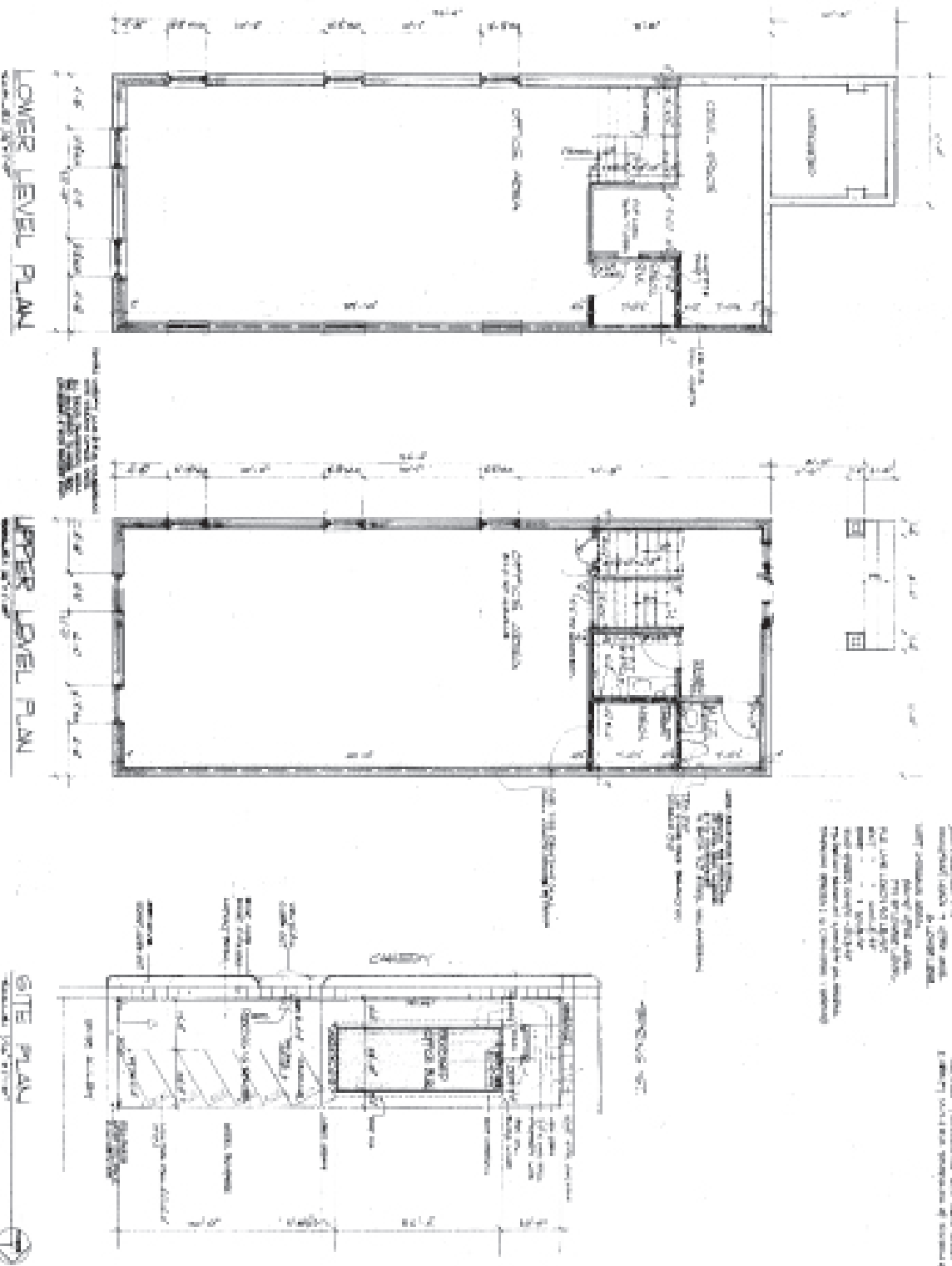


Upper Level : 1,126 SF



Lower Level : 902 SF

Inside dimensions are approximate



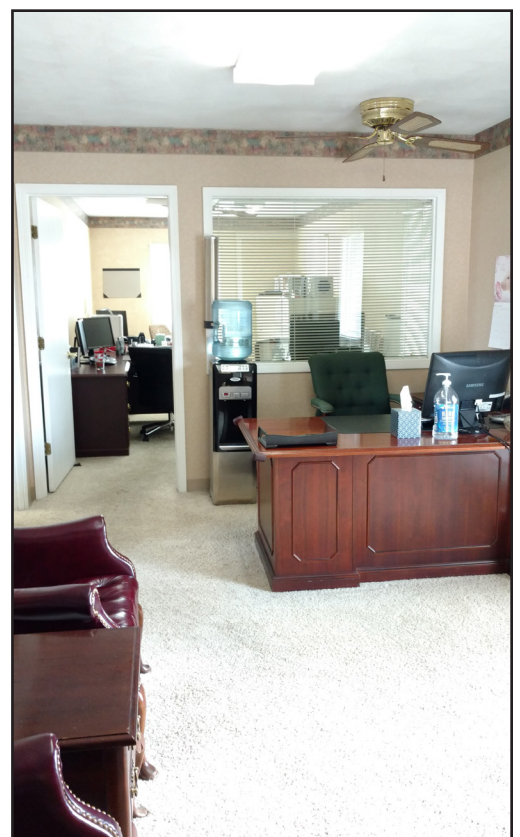
1. The following table lists all identified test cases
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 10. The test cases are numbered 1 through 10.


Stanton J. Gralnick
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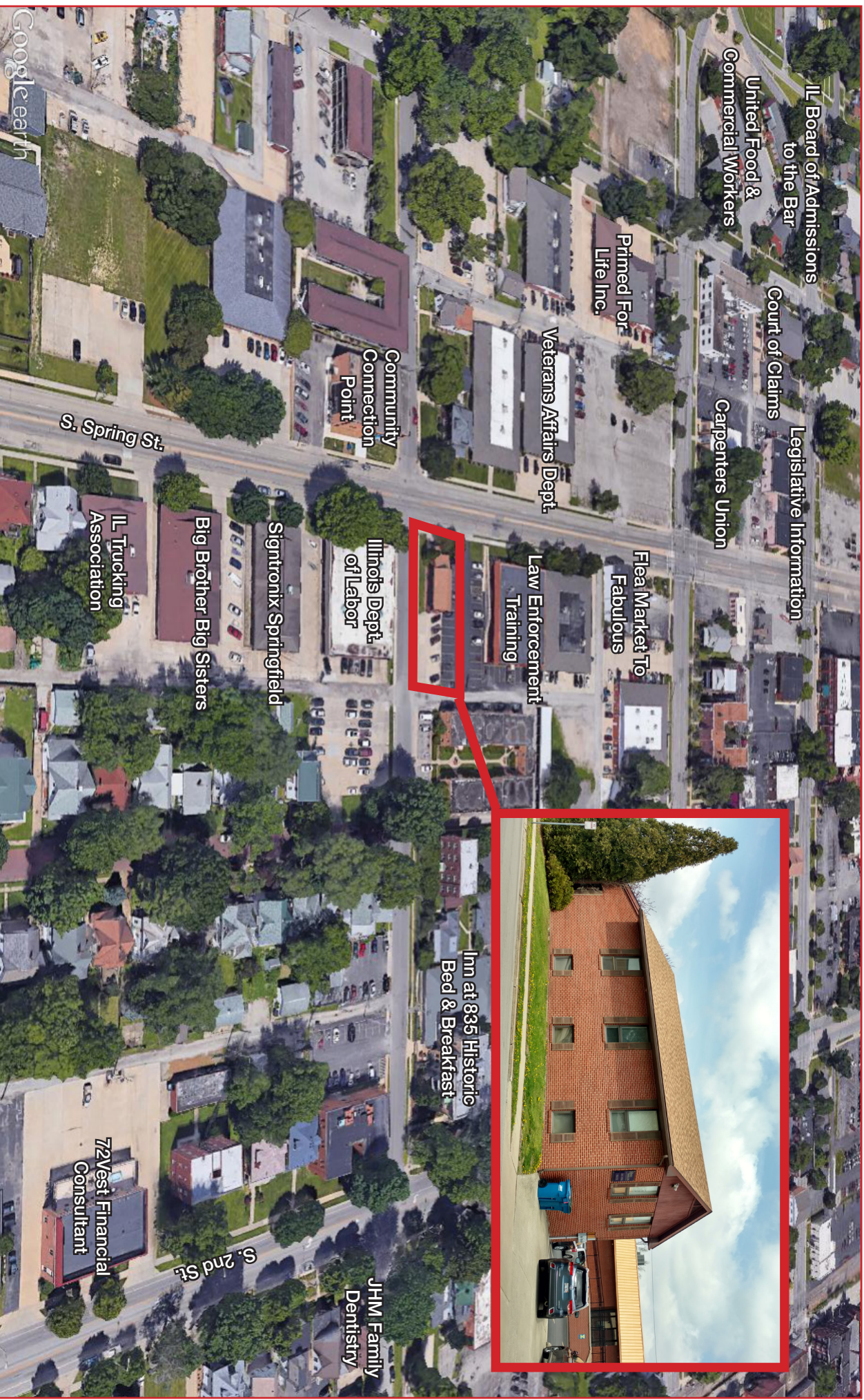




true

850 S. Spring St.

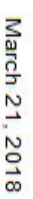
Aerial



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GIS Map



Sangamon County GIS

1.564

0 0.00475 0.0095 0.019 0.03 km

Parcel Number: 14330431022
County: 2013

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