

DOWNTOWN BUILDING FOR SALE

15 Old State Capitol Plaza Springfield, IL



Sale Price: \$525,000

Total Building: +/-14,688

Zoning: S-3 (City of Springfield)

Year Remodeled: 1998 (County Assessor)

Prime opportunity in the heart of downtown Springfield!

This impressive two-story office building, encompassing over +/-14,000 sq ft, boasts a prominent corner lot that offers strong visibility and accessibility. The first floor is currently designed as a multi-tenant space, perfect for businesses needing small office units, while the second floor is shaped as a single-tenant area with perimeter offices and lots of open workspace. The building also contains an elevator to each floor including an unfinished basement that is currently used for storage. Building is partially sprinklered. This property could serve as an investment opportunity, a headquarters for your own business operations, or both! Enjoy being in the middle of Downtown Springfield with convenient access to local restaurants, shops, public transportation and nearby parking. Also don't forget to take into account the close proximity to the Old State Capitol and other historical buildings.

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NOTICE OF AGENCY: **Todd P Smith Real Estate, Inc.** is the exclusive agent for the seller/lessor and therefore represents the seller/lessor, unless expressed otherwise in writing with the parties to a transaction.

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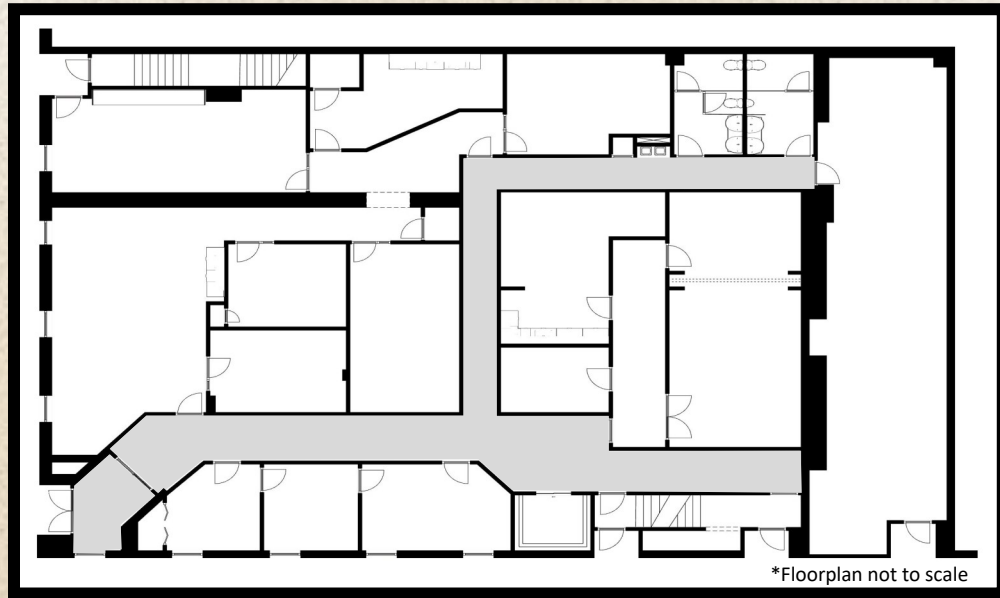
TODD P. SMITH
COMMERCIAL REAL ESTATE

Todd P Smith, Designated Managing Broker

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First Floor



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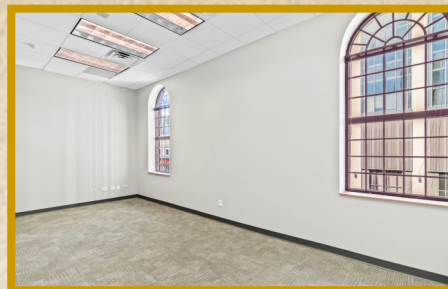
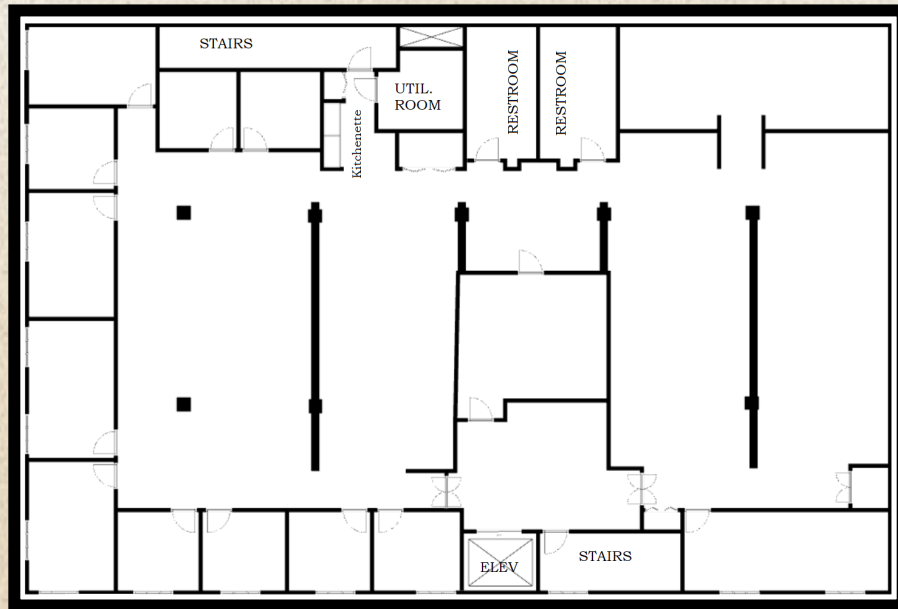
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Second Floor



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