

# FOR SALE Corner Lot - Flexible Building

## 1701 S 6th St., Springfield, IL



**Sale Price:** \$210,000

**Total Building:** +/- 2,550 Sq. Ft.

**Zoning:** S-2 (City of Spfld.)

**Property Year Built:** 1959

Imagine the many possibilities! This property contains +/-0.4 acre and is strategically positioned in the heart of Springfield IL on 6th Street – a major one-way thoroughfare with a daily traffic flow of approx. 12,200 cars. The site has a +/-2,550 sq ft building and a convenient storage shed. This corner lot (6th & Spruce) is zoned S-2 (City of Springfield) and offers high visibility and accessibility. The site is enhanced by an on-site pole sign. Ideal for a variety of uses, the property, previously a quick lube facility, features overhead doors, access from both streets, and a paved lot. Don't miss this chance for a strategic business location with immense potential!

The property contains 2 tax parcels.

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