

# Downtown Property For Sale

## 204-206 S 6th St., Springfield IL



**Sale Price: \$700,000**

**Total Building: +/- 21,360**

**Zoning: S-3 (City of Springfield)**

**Property Year Built: 1888**

### ***Quality office building in the heart of Downtown Springfield!***

Located right at the heart of the action, Downtown Springfield boasts a diverse community, numerous City & State Government establishments, & is a pivotal Medical Hub for Central Illinois, encompassing two hospitals, a large clinic & a prestigious medical school. Diagonally across the street, the Old State Capitol Plaza is host to many festivals & offers ample underground parking space for convenience. This well maintained property currently holds leases for a craft beer pub, a watch company & a catering business. Additionally, it houses several not-for-profit agencies & small businesses. The property is a 3-story office & retail building, with elevator & stairway access. The large west side windows offer beautiful views of Downtown Springfield & the historic Old State Capitol Plaza. The exposed brick, fireplace & ceilings proudly showcase the rich heritage & allure of this Historic property!

The information found in this brochure is for informational purposes only, and is not audited, warranted or in any fashion guaranteed by **Todd P Smith Real Estate, Inc.** It is subject to verification by any interested parties and no liability for errors or omissions is assumed.

**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.

**Contact:** Todd P Smith  
**Phone:** 217.441.8000  
**Email:** todd@tpsmithre.com  
**Website:** www.TPSmithRE.com



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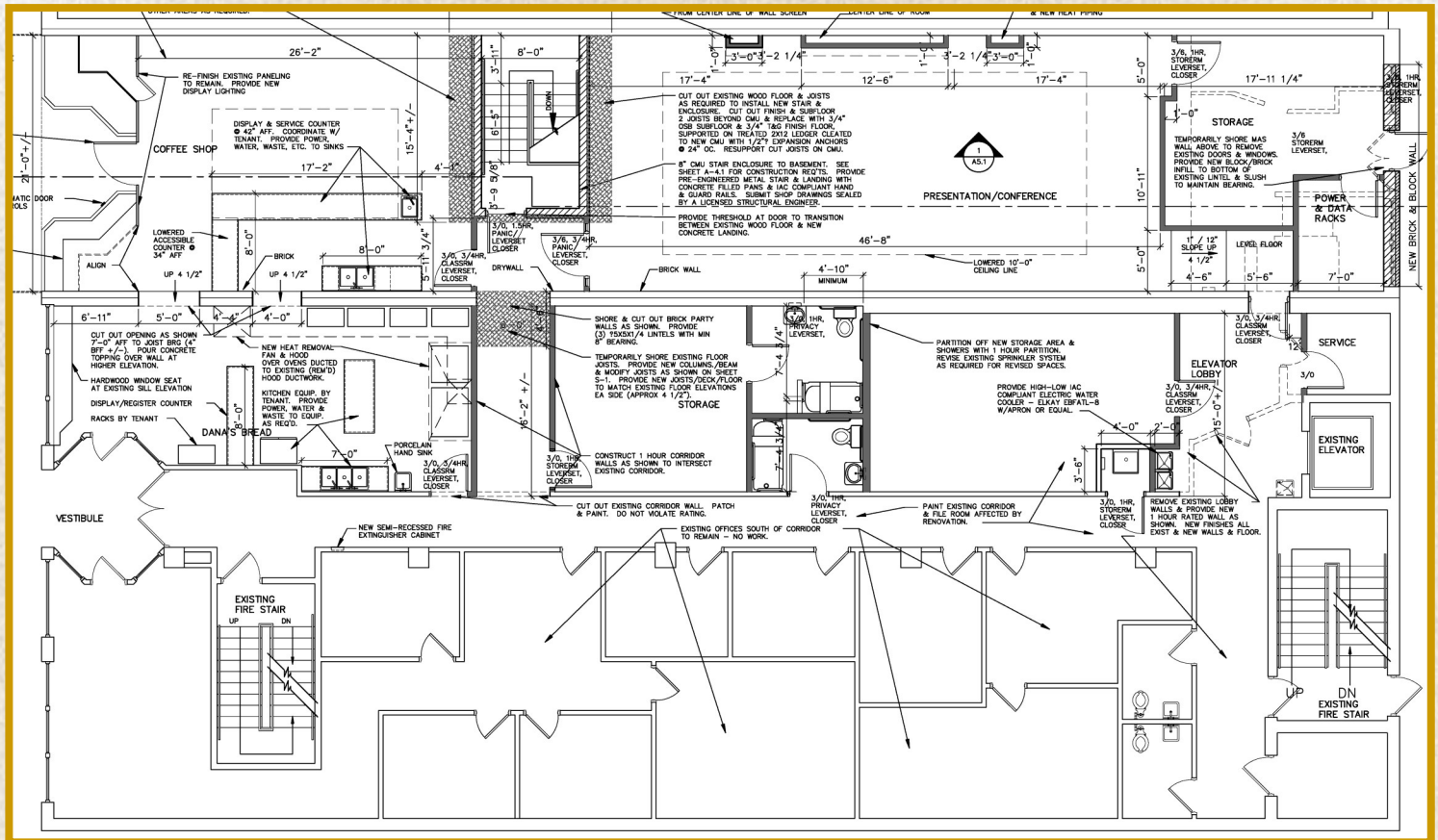
Todd P Smith, Designated Managing Broker



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### First Floor



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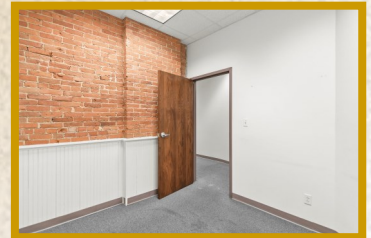
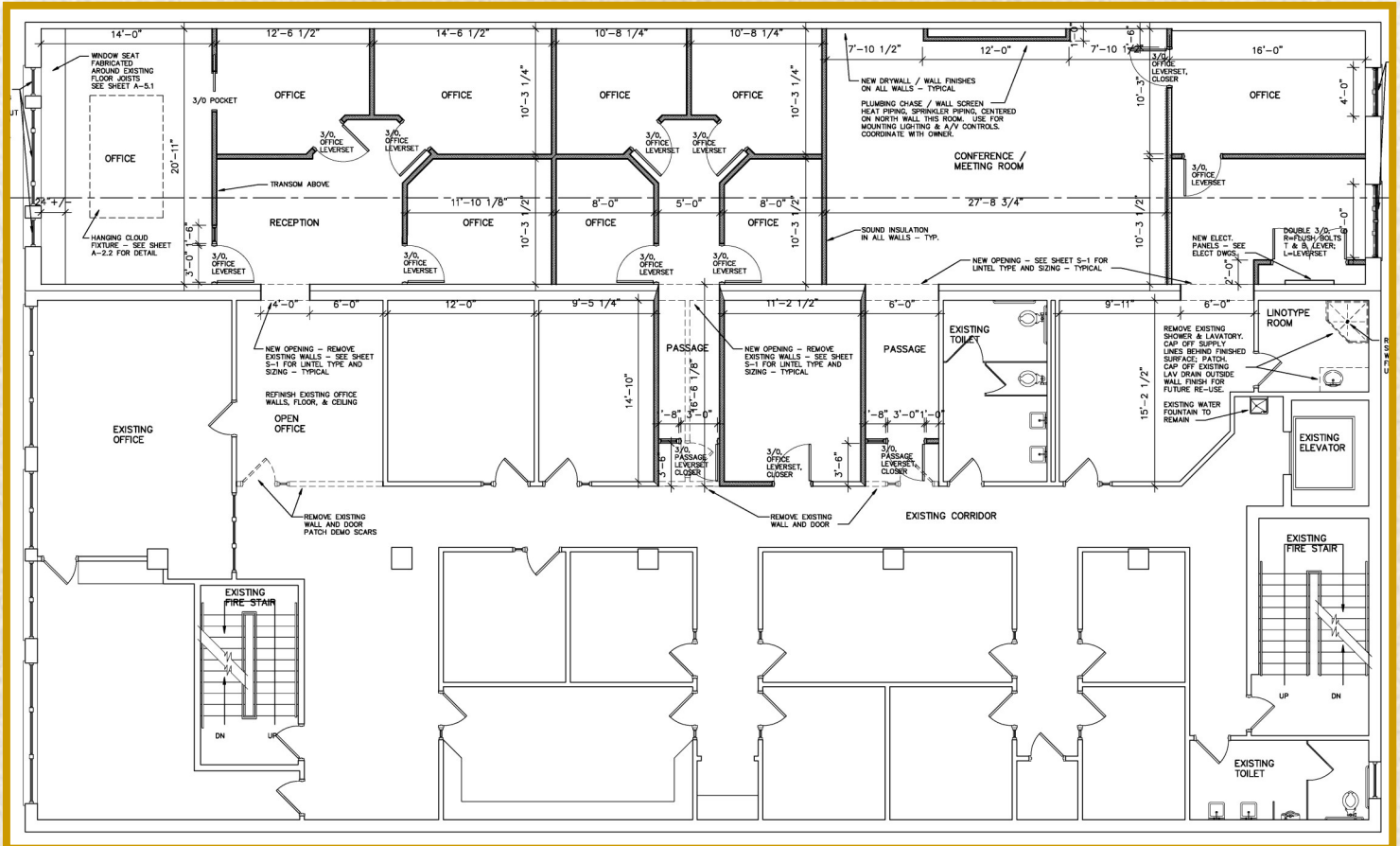
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### Second Floor



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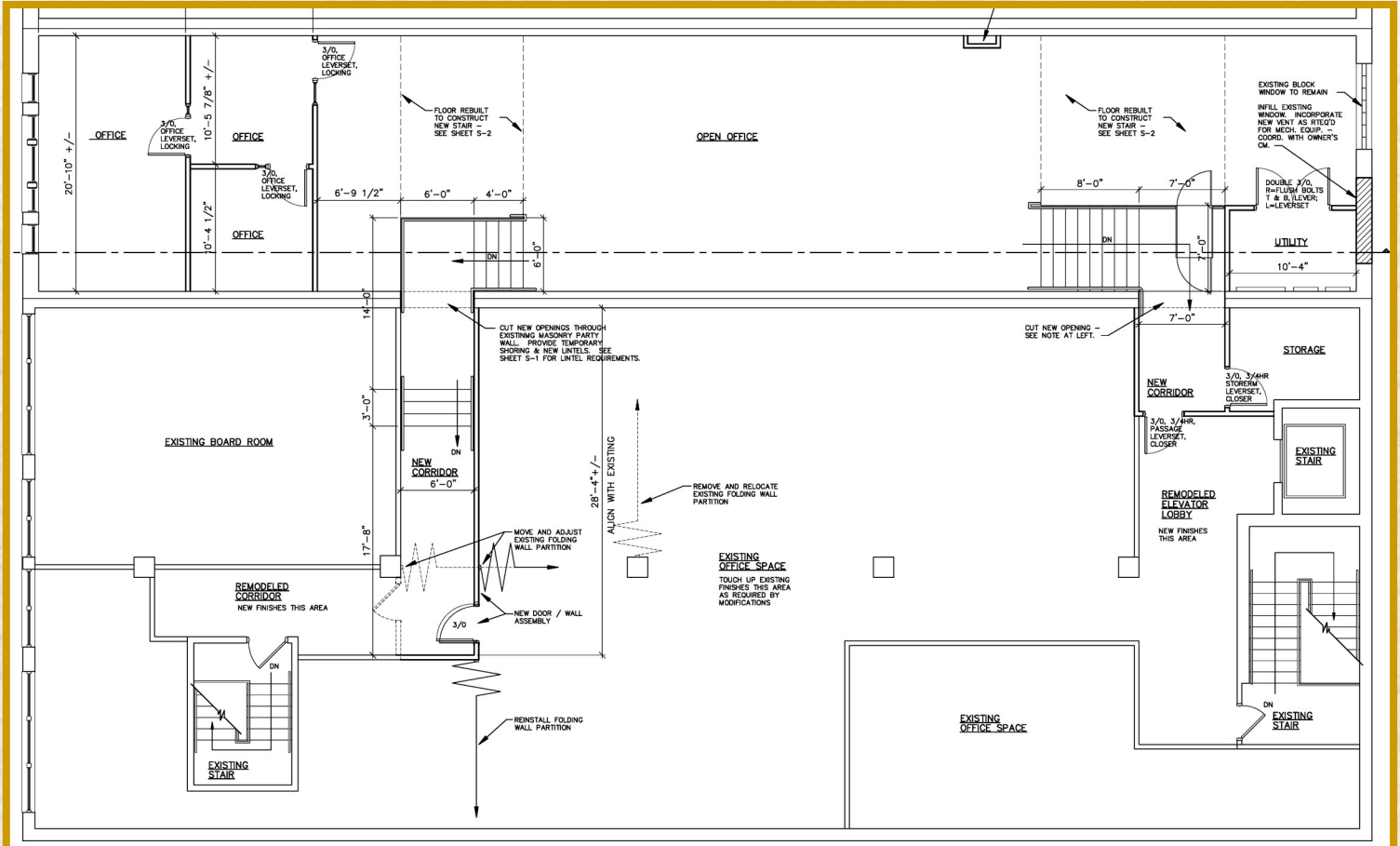
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### Third Floor



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