

FOR SALE - Flexible Building

700 North Grand East, Springfield, IL



Sale Price: \$265,000

Total Building: +/- 3,074 Sq. Ft.

Zoning: I-1 (City of Spfld.)

Property Year Built: 1962

Presenting an outstanding commercial property opportunity! Nestled on a prime +/- 0.3 acre corner lot at the intersection of North Grand Ave and 7th St in Springfield, IL, this property features a +/-3,050 sq ft building, previously a quick lube facility. The site, zoned I-1 by the City of Springfield, enjoys high visibility on the minor arterial thoroughfare of North Grand Avenue, with exposure to an average of 11,400 cars daily. The property offers a pole sign, overhead doors, and access from streets and an adjacent alley, and is complemented by a concrete and asphalt-paved lot. Explore the possibilities in a location within a TIF District, Enterprise Zone, Opportunity Zone, and the Mid-Illinois Medical District. Don't miss this strategic business opportunity!

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