

Fully-Leased Building For Sale

1533 - 1535 Wabash Ave., Springfield, IL



Sale Price: \$520,000

Zoning: B-1 (Village of Jerome)

Traffic Count: 25,400 ADT

Total Building: +/-8,364 Sq. Ft.

Property Year Built: Various additions over time

NOI: \$41,854

Explore an outstanding investment opportunity with this fully leased commercial property with 140' of frontage on Wabash Ave in Springfield, IL. Positioned in a prime location with high visibility to approx. 25,400 cars per day. This property is fully leased, making it a wonderful addition to your portfolio. With rental income from two retail businesses, a billboard and parking space rent from a nearby company, this property generates strong monthly income. Additionally, tenants benefit from the current sales tax rate of 8.25% which further enhances its appeal as a retail location. The building has a mix of retail floor area along with shop/warehouse space and overhead doors.

Sale includes the real estate only and does not include any business interest nor FF&E.

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.

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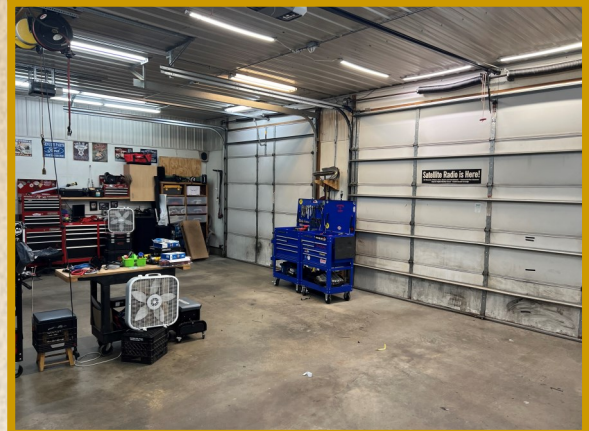
TODD P. SMITH
COMMERCIAL REAL ESTATE

Todd P Smith, Designated Managing Broker

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Interior Photos



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