

# Leased Building For Sale

## 1533 - 1535 Wabash Ave., Springfield, IL



**Sale Price:** \$550,000

**Zoning:** B-1 (Village of Jerome)

**Traffic Count:** 25,400

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

**Property Year Built:** 1960's & 1988

**Retail/Warehouse Space with Overhead Doors**

Explore an outstanding investment opportunity with this fully leased commercial property located off Wabash Ave in Springfield, IL. Positioned in a prime location with a traffic count of 25,400. This property is fully leased, making it a wonderful addition to your portfolio. With tenants comprised of two retail businesses, a billboard and parking 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.

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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