

BUILDING FOR SALE

2040 Hill Meadows Springfield, IL



Sale Price: \$230,400

Zoning: R-5B (City of Springfield)

Total Building: +/- 24,600 Sq. Ft.

- **Imagine the Possibilities!**
- **Redevelopment Opportunity!**
- **Walk Out Lower Level**
- **Being Sold As-Is**

This two-level office building is in a quiet setting overlooking a beautiful, wooded backdrop including Timberbrook Park. The exterior is split faced concrete block and the building has ample parking spaces. The interior has drop ceilings of various heights throughout the building. There is a two-stop elevator, two interior staircases and two finished restrooms on each floor. The roof is approximately three years old. The building is not showable due to mold contamination and is being sold as-is, where-is, and with all faults. Broker is making no representation or warranty as to the viability of any building systems.

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.

Co-Brokerage:



TODD P. SMITH
COMMERCIAL REAL ESTATE

Todd P Smith, Designated Managing Broker

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

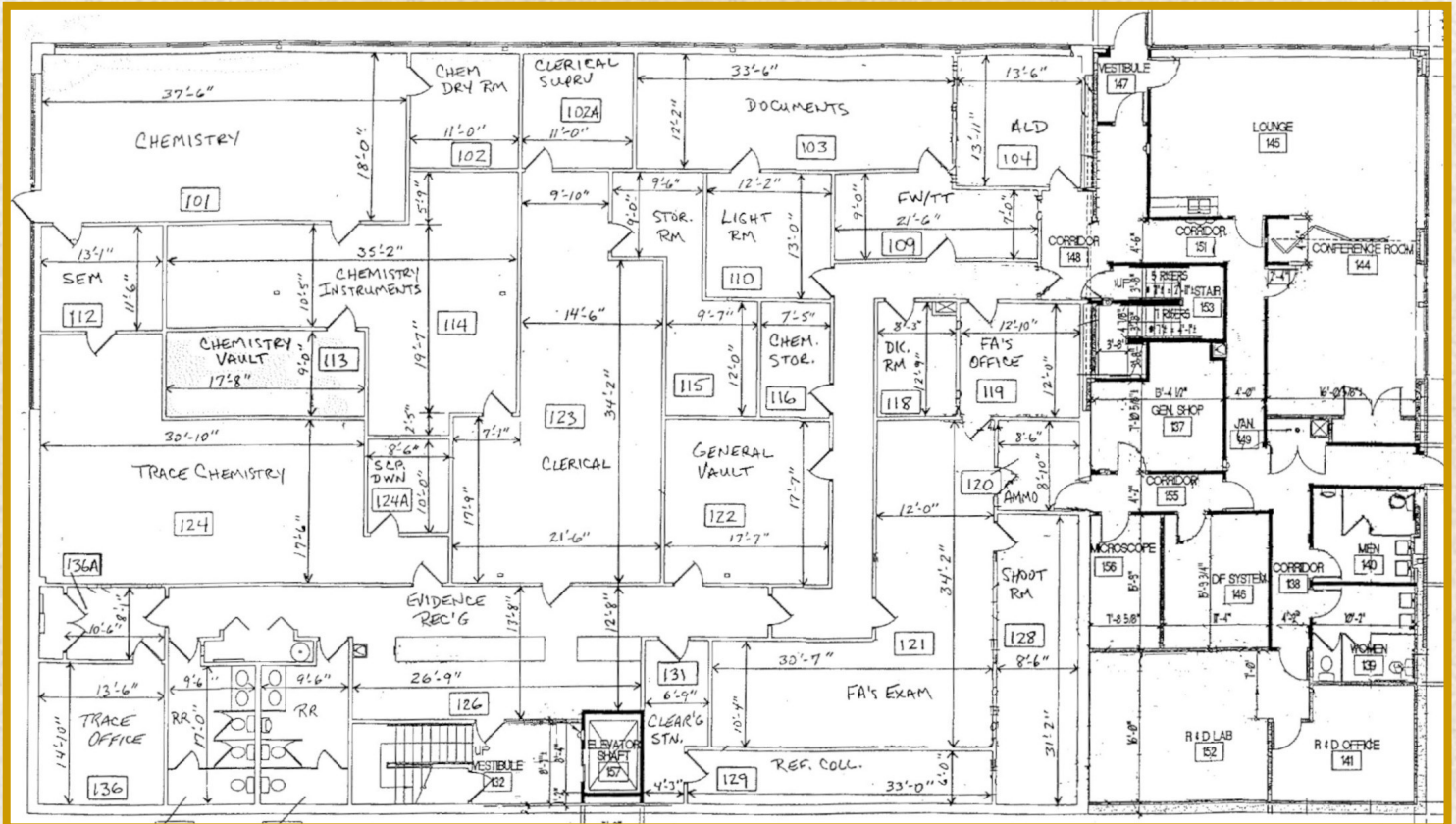


Arthur F Seppi, Broker Owned
Douglas J Kent, Designated Managing Broker

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Lower Floor



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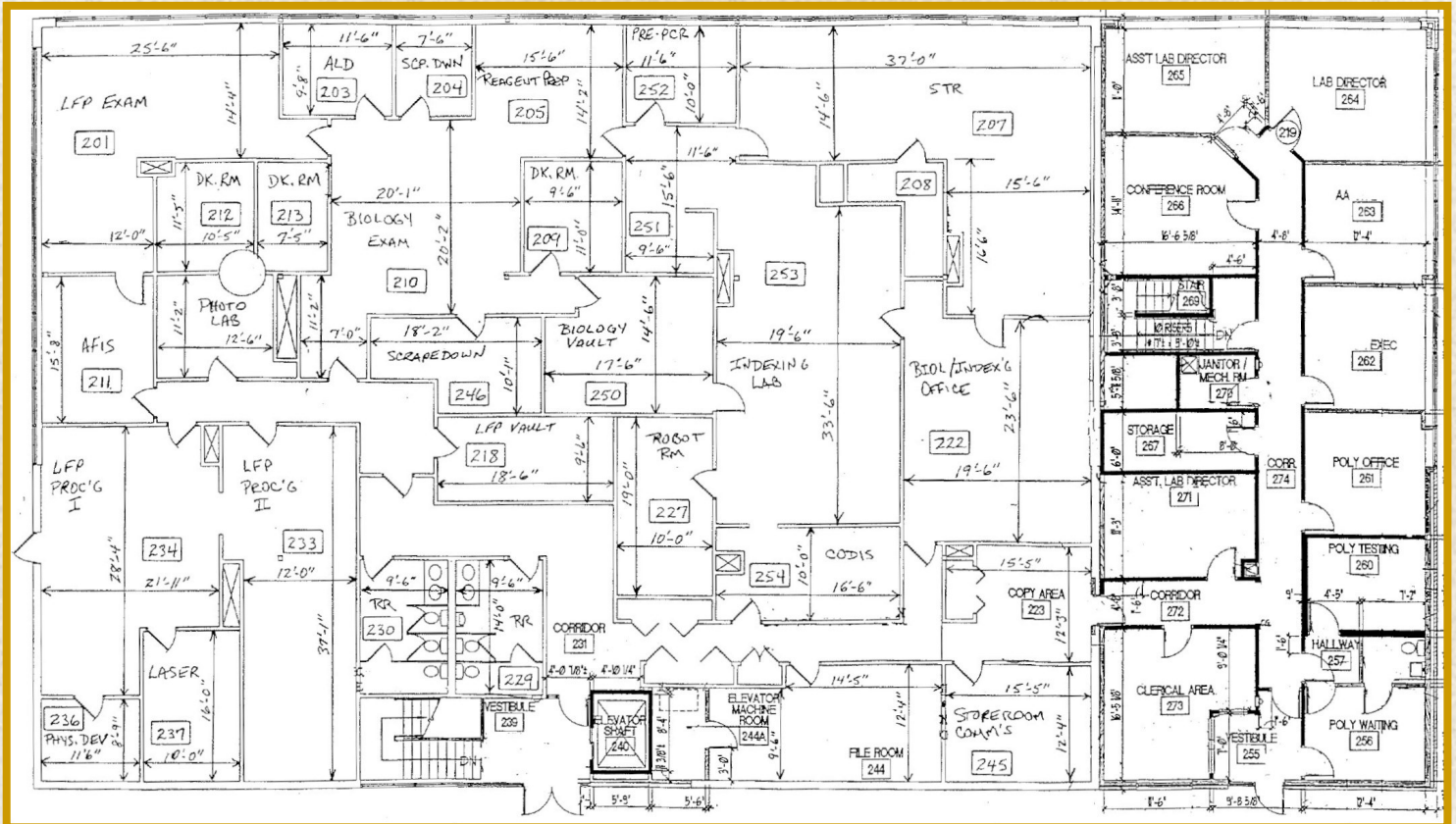
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Upper Floor



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