

Office Building for Sale

401 E Sangamon Ave, Springfield, IL



Sale Price: \$375,000.00

Zoning: B-1

Parking Spaces: 25

Total Building: +/- 5,355 Sq. Ft.

Property Year Built: 1979

Across the street from Lincoln Park

Here is your opportunity to establish your business location in a quiet setting on Sangamon Avenue in Springfield! This +/- 5,355 square foot brick office building is equipped with a functional layout offering a waiting/reception area, 8 private offices, conference room, multiple storage rooms, break room, restrooms, a partial unfinished basement and 25 on-site parking spaces. The balance of the building is on a crawl space. The property also offers access ramps, great signage visibility, and +/- 7,650 sq ft of excess yard space. There is a shed on the property that is not included in the sale but is negotiable. The owner replaced the roof in April 2026. This property sits just across the street from Lincoln Park on Sangamon Ave, creating a perfect setting for breaks, views, or walks/jogs. Also, enjoy easy access to arterial roadways including 5th Street and Veterans Pkwy. Do not pass-up the chance to own and occupy this exceptional property in Springfield, IL!

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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



TODD P. SMITH
COMMERCIAL REAL ESTATE

Todd P Smith, Designated Managing Broker

Office Building for Sale

401 E Sangamon Ave, Springfield, IL

Main Level



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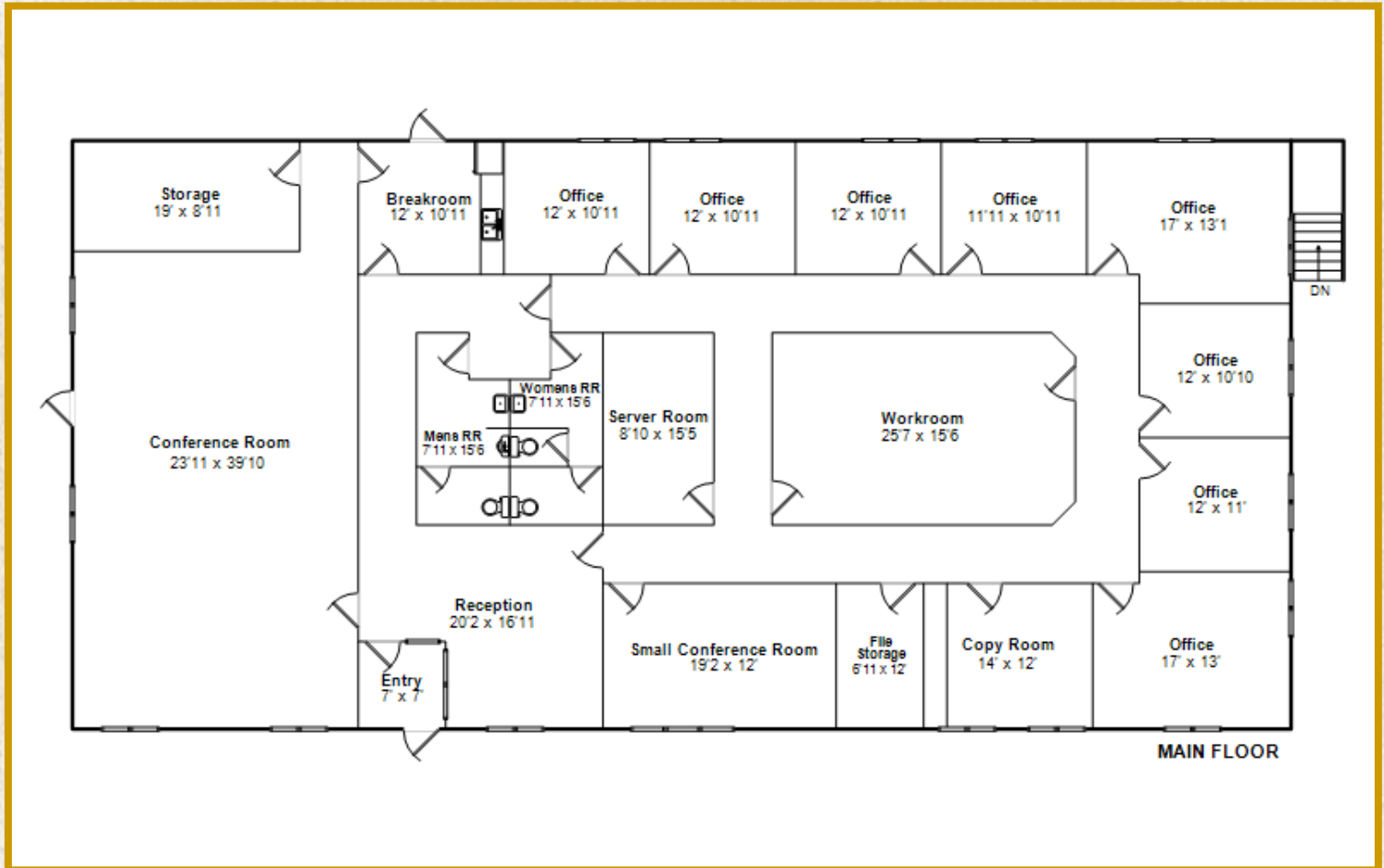
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Main Level Floor Plan



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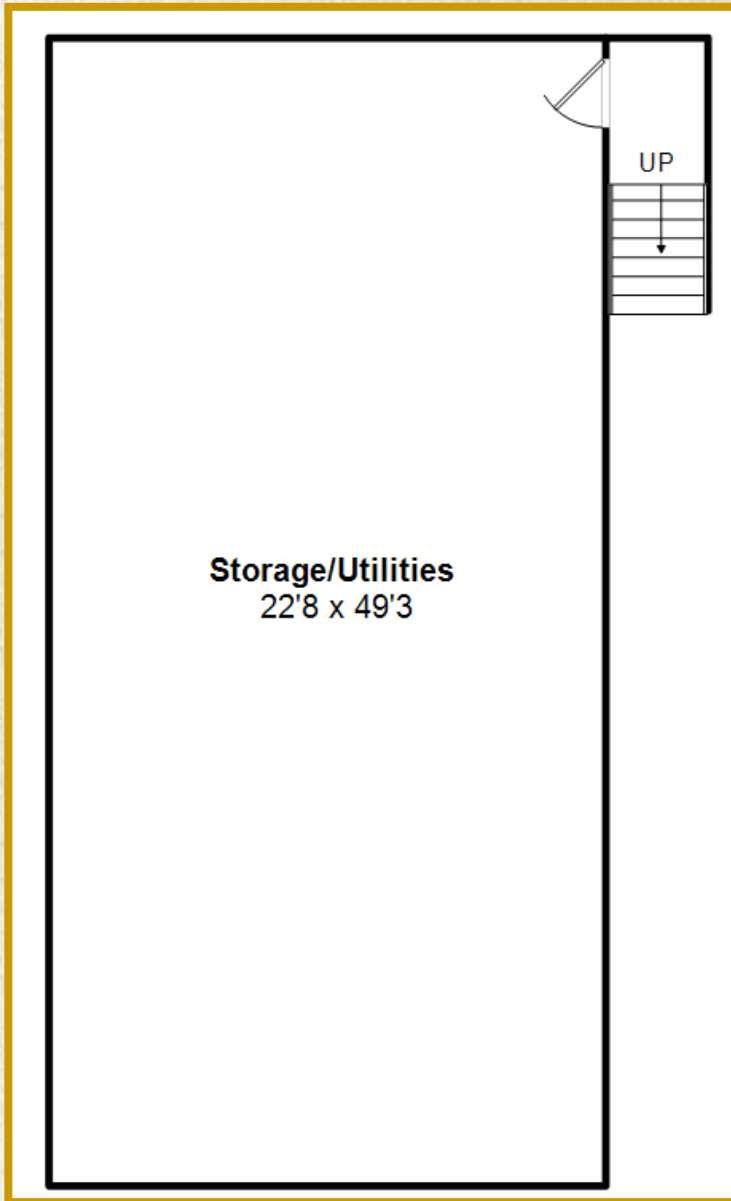
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Office Building for Sale

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Lower Level



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