

Updated Office Building for Sale

431 W South Grand, Springfield IL



Sale Price: \$375,000

Zoning: R5-B

Parking: +/- 25 Parking Spaces

Total Building: +/- 5,398

Property Year Built: 1966

Lot: +/- 0.3

Standout split-level office opportunity in the heart of Springfield, IL, just minutes from downtown and ideally positioned along South Grand Ave. This ±5,400 SF property offers exceptional visibility and a newly renovated upper level that is perfect for professional users seeking a modern, move-in-ready environment. The functional lower level has not yet been renovated. Recent renovation included a full roof replacement (2023), upper-level remodel (2019), Window and HVAC replacement (2019), and the addition of an ADA-compliant lift (2019), providing both comfort and accessibility. With approximately 25 on-site parking spaces, this property combines convenience, functionality, and prominent central-location exposure, making it an outstanding choice for businesses looking to elevate their presence in Springfield.

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,

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TODD P. SMITH
COMMERCIAL REAL ESTATE

Todd P Smith, Designated Managing Broker

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Renovated Main Level



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Lower Level



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