

# Two Building Property For Sale

## 507 N 4th St., Springfield, IL



**Sale Price:** \$80,000.00

**Zoning:** B-2 (City of Springfield)

**In Opportunity Zone!**

**Total Buildings:** +/- 8,620 Sq. Ft.

**Street Front Bldg.:** +/- 700 Sq. Ft.

**Warehouse Bldg.:** +/- 7,920 Sq. Ft.

**w/ Full Basement** (+/- 3,960 Sq. Ft.)

*Imagine the possibilities with this versatile two-building property in the heart of Springfield IL!*

This unique property has a ton of redevelopment potential. Located near the intersection of 4th & Carpenter, the property has a free-standing small street front retail/office building and a two-story concrete and brick warehouse, with a useable basement, behind. The warehouse has a raised loading dock entrance and two elevators/stairwell shafts. There are not many buildings like this one in Springfield so don't miss the chance to create an awesome space with this flexible property!

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.

**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



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### Interior Photos

Street Front Building



Rear Warehouse Building



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