

# Versatile Building For Sale

## 805 Chatham Rd. Springfield, IL



**Sale Price:** \$1,795,000.00

**Zoning:** R-3(b) & R-5(c)

**Acres:** +/- 2.26 Acres

**Total Building:** +/- 30,500 Sq. Ft.

**Property Year Built:** 1990 (Addition 1994)

**Traffic Count:** 11,800 (Chatham Rd.)

Endless opportunity at this spacious +/- 31,000 square foot facility located in Springfield, IL! This exceptional building offers a prime location on the southwest corner of Chatham Road and Lawrence Avenue, introducing your business to high visibility and convenience to arterial roadways to all parts of Springfield. The building, previously used as a daycare, allows for plenty of indoor and outdoor space for learning and recreation. The building amenities include a kitchen with hood, an elevator, sprinkler system, lots of plumbing throughout and two outside playgrounds. Do not miss out on the extraordinary possibility to allow your business to thrive at this hard to miss location.

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  
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**TODD P. SMITH**  
COMMERCIAL REAL ESTATE

Todd P Smith, Designated Managing Broker

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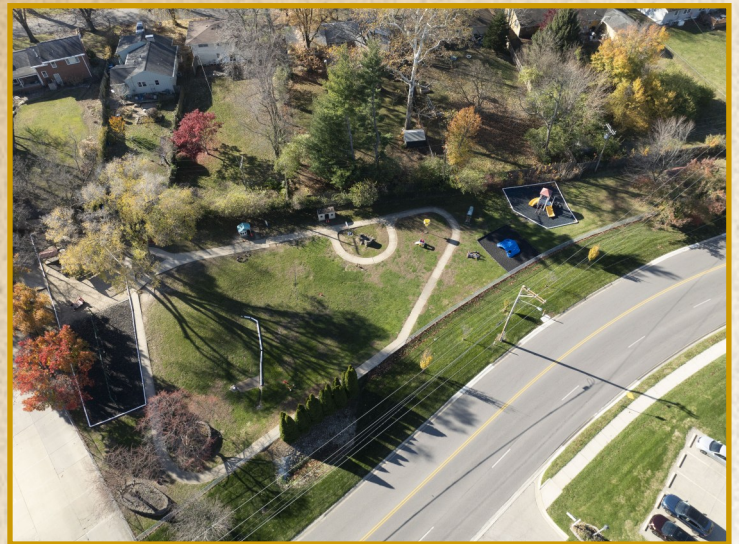


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