



Commercial Real Estate Services

For Sale - Retail Building
252 S. Dirksen Pkwy.
Springfield, IL

List Price: **\$250,000**



Property Details

- Building: ± 2,250 SF
Land Area: ± .47 Acres
- Highly visible location near heavily traveled intersection of Clearlake Ave. and Dirksen Parkway (See attached aerial map)
- ILDOT Traffic Count: Dirksen Parkway - 18,000 Annual Daily Average
Clearlake Avenue - 20,100 Annual Daily Average
- Formerly used as a lube service center (All equipment has been removed)
- Building layout includes large service area with 6 overhead doors, 3 service wells, waiting/office area and restroom.
- In close proximity to many other retail and industrial businesses with easy access to I-55 & I-72 (See attached aerial map)
- City of Springfield Zoning: B-2 General Business Service District
- 2018 Real Estate Taxes: \$10,967.40 (It's likely future real estate taxes can be reduced)
- Assessor's Opinion of Value: \$389,412

Sam Nichols
Managing Broker
(217) 494-0800



For more information contact:

sam@truecres.com

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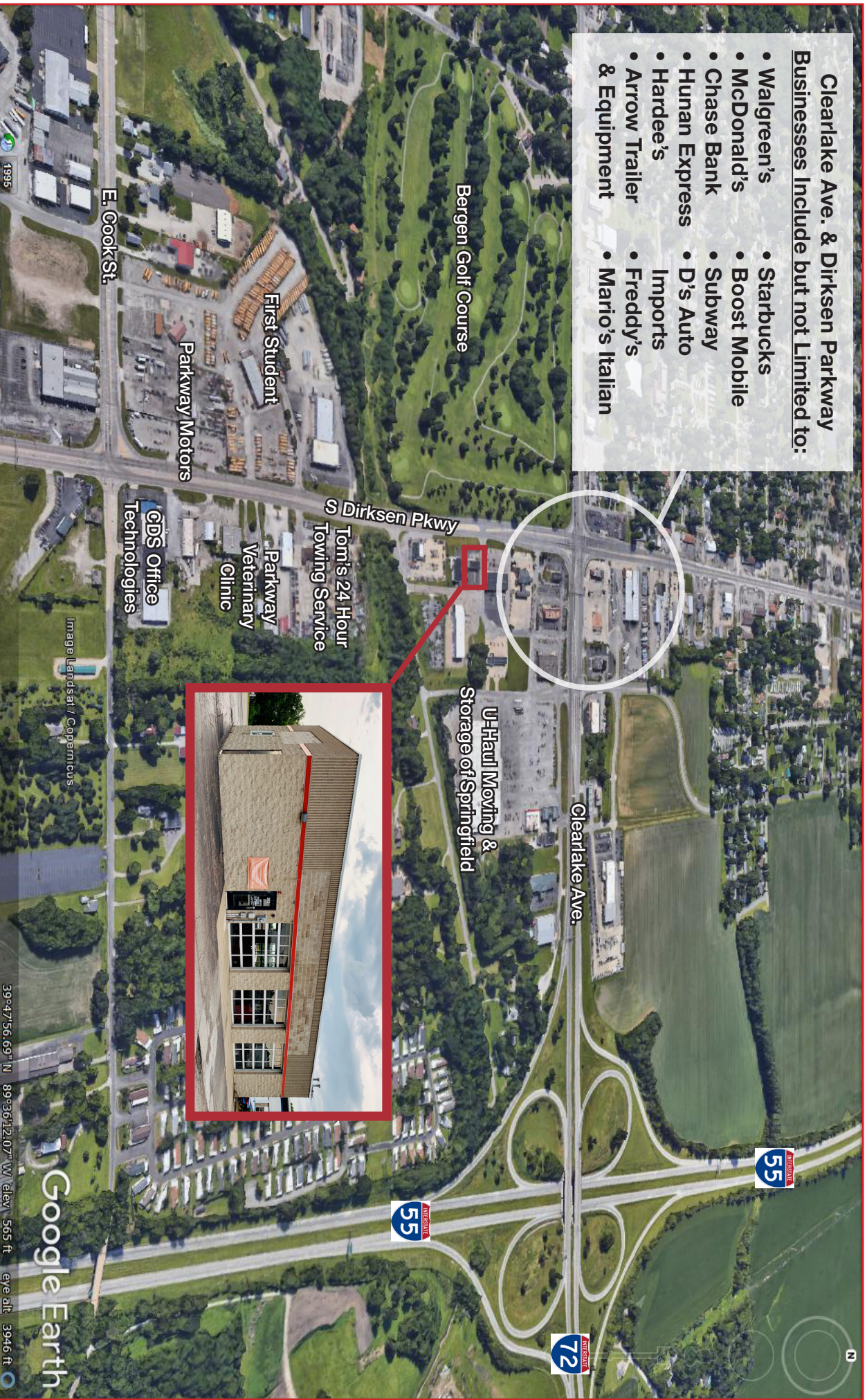
True

252 S Dirksen Pkwy.

Aerial

Clearlake Ave. & Dirksen Parkway
Businesses Include but not Limited to:

- Walgreen's
- McDonald's
- Chase Bank
- Hunan Express
- Hardee's
- Arrow Trailer & Equipment
- Starbucks
- Boost Mobile
- Subway
- D's Auto Imports
- Freddy's
- Mario's Italian



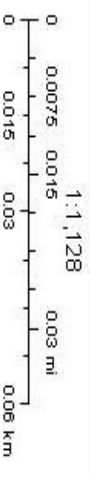
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Sangamon County GIS



July 17, 2019



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