



Commercial Real Estate Services

**For Sale-Office/Retail Space
420 Feldkamp Ave.
Springfield, Illinois**

LIST PRICE \$74,900.00 (48.89/SF)

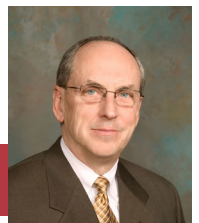


\$10,000 TO BUYER AT CLOSING

Property Details

- Building: ± 1,532 SF Above Grade plus unfinished basement
- Land: ± 5,245 SF
- Current owner has divided building into two suites; one as a hair salon with an active lease through May 1st, 2024 and the other 610 SF is vacant space for additional income or buyers use
- Current tenant pays \$700.00 monthly plus utilities for entire building
- Located between heavily traveled West Monroe Street & West Lawrence Ave.; in close proximity to Chatham Road. (See attached Aerial Map)
- On-site parking
- Zoning: R-5B General residence and office with a use variance to allow a beauty shop
- 2018 Real Estate Taxes: \$2,367.38
- Assessors Opinion of value: \$84,057.00

Sam Nichols
Managing Broker
(217) 494-0800



For more information contact:

sam@truecres.com

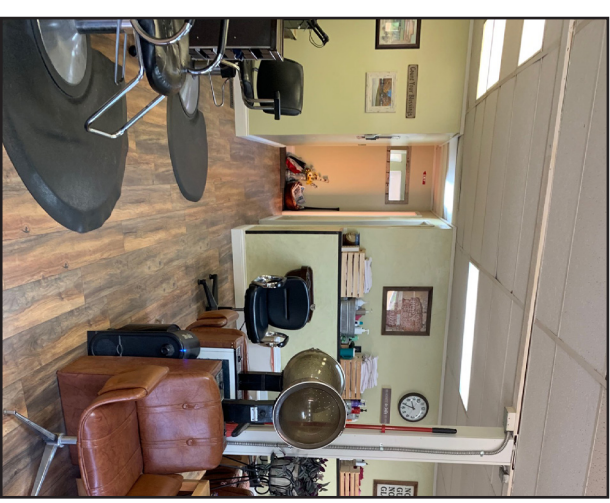
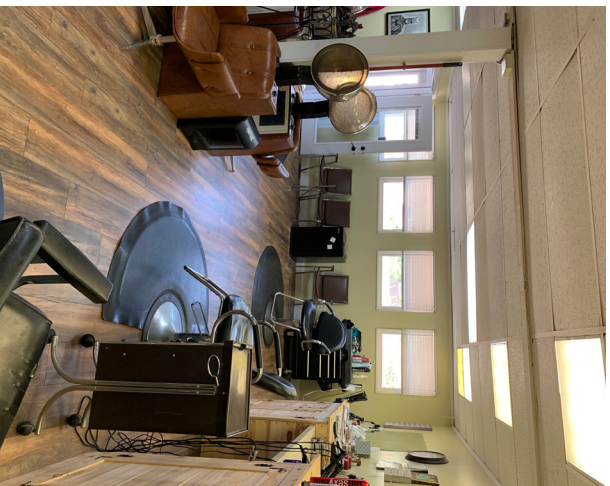
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4525 Wabash Ave., Suite B
Springfield, Illinois 62711
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420 S Feldkamp Ave.

Aerial



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Sangamon County GIS



May 2, 2019



Parcel Number: 14320202016
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