



## **CORNER LOT AT ASH STREET & SHALE DRIVE**

### **Property Details**

- Land Area:  $\pm$  1.19 Acres
- Corner lot two blocks East of Dirksen Parkway (See Aerial attached)
- Prime location for Development
- Zoning: City B-1, with a variance for office / warehouse
- Uses; Most retail and service type businesses including automotive sales and or repair plus office / warehouse
- Surrounding developed real estate properties promote stability of values
- 2021 Real Estate Taxes: \$1340.16

**Sam Nichols**  
Managing Broker  
(217) 494-0800



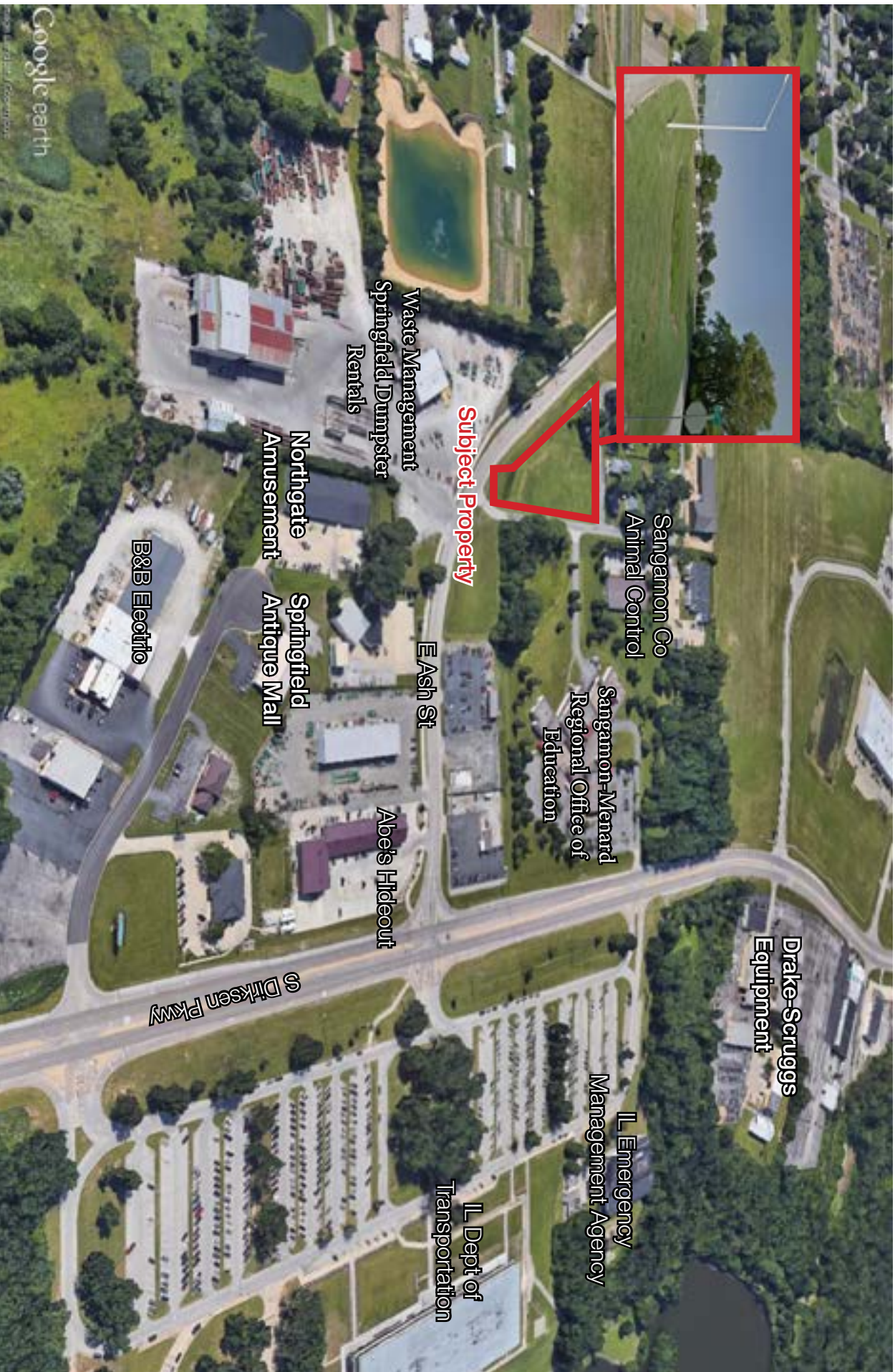
For more information contact:

[sam@truecres.com](mailto:sam@truecres.com)



2219 Shale & 2804 Clark Street

Aerial



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4525 Wabash Ave., Suite B, Springfield, IL 62711  
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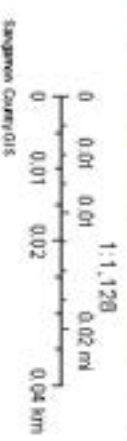


# 2219 Shale & 2804 Clark Street GIS Map

Sangamon County GIS



March 16, 2023



Parcel Number: 22010105040  
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