



**MOVE IN
READY!**

Property Details

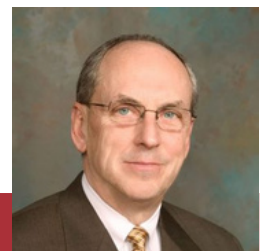
LIST PRICE: \$325,000.00

LEASE EXPIRATIONS: January 31, 2032

Remarks:

- Assessor's 2024 Opinion of Value: \$349,227.00
- Resealed Synthetic Roof 2004 per Owner/ Warranty thru 2025
- Prime corner location – May have room to enlarge building would require City of Springfield approval.
- Baskin Robbins primary Air Conditioner replaced Spring of 2024
- Premise well maintained
- Excellent Baskin Robbins reputation
- Landlord expenses include RE taxes, Insurance, & maintenance

Sam Nichols
Managing Broker
(217) 494-0800



For more information contact:

sam@truecres.com

BUILDING SIZE: +/- 2,450 Sq. Ft.

Baskin Robbins: +/- 1,328 Sq. Ft.

Sterling Tax Accounting: +/- 1,073 Sq. Ft.

Common Area: +/- 49 Sq. Ft.

Land Area: +/- 24,640 Sq. Ft. (+/-0.57 Acres)

2023 Real Estate Taxes: \$10,291.84

Tax ID Number: 22-04.0-151-069

Annual Insurance: (2-1-24 thru 1-31-25): \$2,140.00

Baskin Robbins

Annual Rent: \$36,000.00

Paid as follows:

Dec. Jan. Feb. Per Mo. \$2000

March \$2,500.00

Apr. thru Oct. Per Mo. \$3,500

November - \$3,000

Sterling Tax Accounting

Annual Rent: \$14,400.00

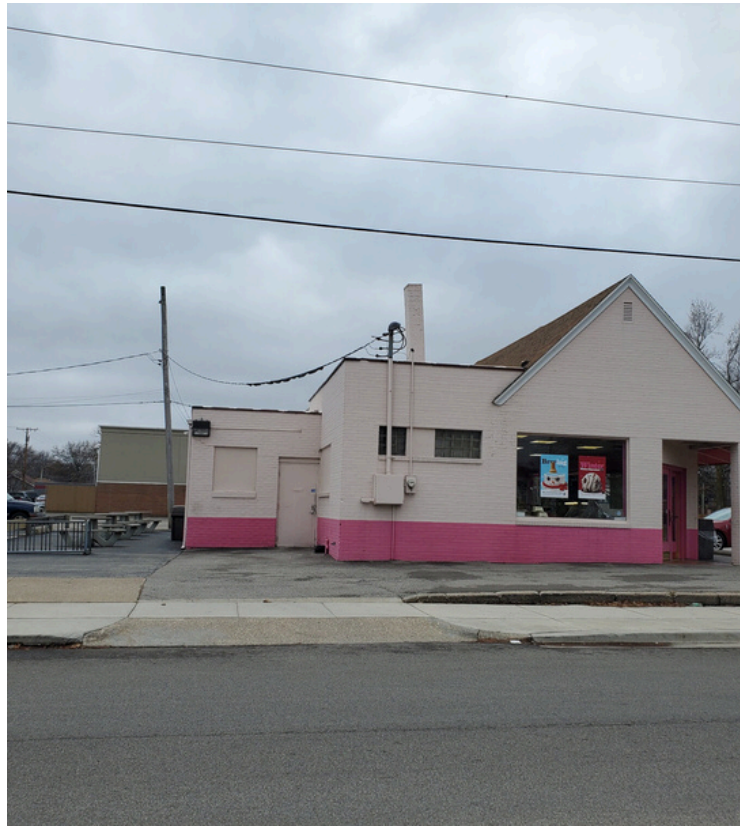
Sterling Rent Escalations

2-1-2026 Thru 1-1-2029

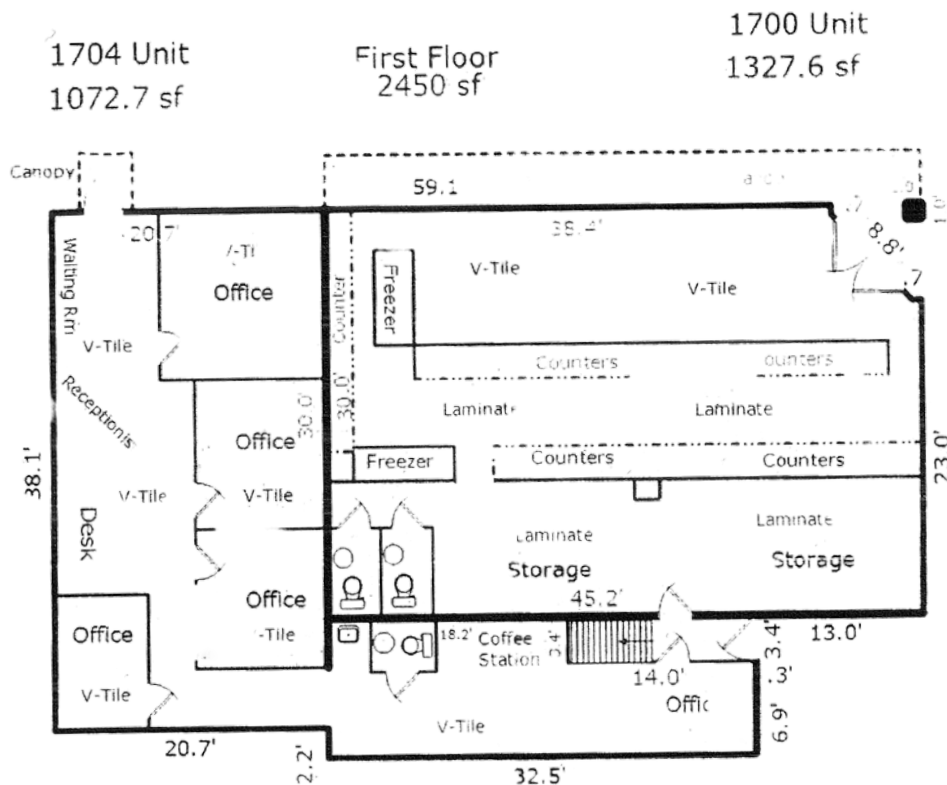
Annual Rent: \$16,800.00

2-1-2029 Thru 1-1-2032

Annual Rent: \$18,000.00



APPRAISER BUILDING LAYOUT



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