



**COLDWELL BANKER
COMMERCIAL**
DEVONSHIRE
REALTY

CAR WASH

\$1,350,000.00



FOR SALE

2208 W. Springfield Ave.

Champaign, IL 61821

7,680 SF

RETAIL

SALE PRICE

\$1,350,000.00

BUILDING SIZE

7,680 SF

TAX PIN

41-20-10-451-027

ZONING

CG- Commercial
General

YEAR BUILT

1979

NOI

2023- \$102,913*
2022- \$192,711
2021- \$198,209

RE TAXES

\$21,348.98

PROPERTY DESCRIPTION

The subject property is a twelve bay self-service car wash. Located in the middle of the building is storage, mechanical/maintenance room and one restroom. The building is a block building constructed in 1979 and totals 7,680 SF. The building has 3-Phase, 600 amp service. There may be a need for a cross-access parking agreement with 2206 W. Springfield next door to the east.

*Six of the twelve bays were not operable in 2023. All twelve bays will be operable by the end of June 2024.

This property can also be purchased along with 2206 W. Springfield Ave.

AREA DESCRIPTION

The subject property is located along west Springfield Avenue and just west of Country Fair Drive. Springfield Avenue is an arterial road and has a traffic count of 16,200 vehicles per day at this location. The area is a mixture of retail/office and multi-family use. National retailers in the area are Burger King, Taco Bell, Papa Johns, Dunkin Donuts, Circle K and regional banks like Busey and Heartland Bank & Trust.



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AERIAL PLAT

GIS Webmap Public Interface Champaign County, Illinois



Date: Monday, May 20, 2024



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