



**COLDWELL BANKER
COMMERCIAL**
DEVONSHIRE
REALTY

2206 W. Springfield Ave.

FOR SALE / LEASE



2206 W. Springfield Ave.

Champaign, IL 61821

3,854 SF

**RETAIL/
OFFICE**

SALE PRICE

\$350,000

BUILDING SIZE

3,854 SF

LEASE PRICE

\$10.00/ SF NNN

ZONING

CG- Commercial
General

TAX PIN

41-20-10-451-014

LOT SIZE

0.55 AC

RE TAX

\$17,228.70

PROPERTY DESCRIPTION

The subject property is a 3,854 SF building constructed in 1973. The building is primarily open retail space with a couple back rooms and one restroom. The building has 1200 amps, 3-phase power. There may be a need for a cross-access parking agreement between 2206 & 2208 W. Springfield (car wash location) depending on the intended use of the property.

This property can also be purchase with car wash next door at 2208 W. Springfield.

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



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Date: Monday, May 20, 2024



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